



CITY of CARPINTERIA, CALIFORNIA

RESIDENTIAL DESIGN GUIDELINES – SUB AREA 3



PURPOSE

Architectural Review by its nature is a creative and largely subjective process. These Guidelines are intended to allow the creative process to continue while providing guidance as to the primary standards by which a project will be evaluated. These Guidelines are also intended to augment existing City standards contained in the Community Design Element of the General Plan/Coastal Land Use Plan and Chapter 2.36 – Architectural Review Board of the Carpinteria Municipal Code. It should be noted that Carpinteria does not have one specific architectural style that these Guidelines are trying to achieve.

These Guidelines are not intended to remove subjectivity from the architectural review process, and therefore, the process will continue to require close collaboration between the applicant, the public, and the City to try to achieve an appropriate project design.

These Guidelines are intended for use by the applicant, the public, City staff and the City's Architectural Review Board to evaluate the suitability of a project as it goes through the City's



Figure 1 – Tree lined street with distant views.



Figure 2 – Residential Cul De Sac.

review process. For applicants, the Guidelines can be used as a gauge in designing a project before it is submitted to the City for review. The public can use these Guidelines as a measure of whether a proposed project is appropriate. City staff can use the Guidelines to assist applicants, the public and the ARB in analyzing a project's consistency with development policies, and the Architectural Review Board can use the Guidelines as a tool to assist in evaluating the compatibility and context of a structure in addition to its architectural merit.

Building mass and scale, the size of a dwelling and architectural style all contribute to the perception of compatibility. Context is considered to be the setting in which a structure exists, including the project site, properties immediately adjacent to a project site and the larger neighborhood setting.

APPLICABILITY

These Guidelines are primarily applicable to R-1 zoned properties in Design Sub Area 3 (the Santa Monica, Canalino, and El Carro neighborhoods), but may also be used as a tool to assist in evaluating single-family dwellings in other residential zone districts.

Sub Area 3 is bounded by the 101 Freeway on the south and by agricultural lands outside the City limits on the west, north and east. It is composed primarily of single-family neighborhoods laid out in a suburban pattern typical of new development in the 1950's through the 1980's. The southwestern portion of this Sub Area also includes a small commercial and mixed-use district with shopping centers, motels, mobile home development and storage facilities, all generally oriented towards the freeway and Via Real. Portions of the Sub Area along Linden Avenue and Foothill Road also include several civic recreational facilities. Carpinteria High School lies to the north of Foothill Road and is also included in the Sub Area.



Figure 3 – Newer residential community.



Figure 4 – Older established community.

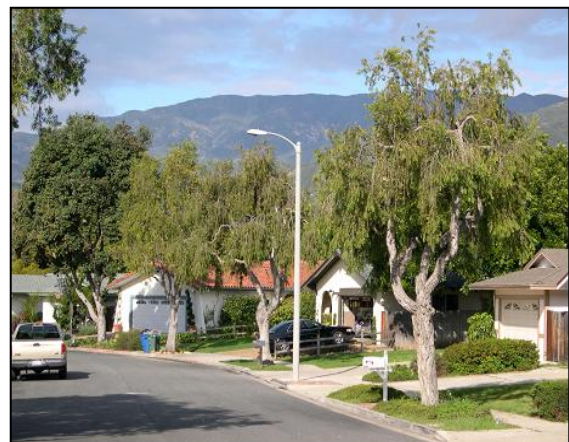


Figure 5 – Tree lined parkway road.

ORGANIZATION

The Guidelines are divided into five sections:

- Mass and Scale
- Architectural Elements
- Color and Materials
- Privacy
- Solar Access

Each section describes aspects related to a specific facet of designing a single-family home, and provides guidelines for addressing each of these areas. All applicable policies, standards and guidelines are shown in *italics*.

EVALUATION

These Guidelines are to be used in addition to the City's Zoning Code and General Plan as a gauge of whether a project is appropriate. A project does not necessarily need to comply with every guideline in each of the sections in order to be approved; however, the greater the degree of compliance a project has with these Guidelines, the greater the likelihood of approval. It is strongly recommended when there is a significant addition, renovation or remodel, that the applicant seek the services of a design professional.

These Guidelines are intended to be more specific about the appropriate size of a building given its neighborhood context.

GUIDELINES

MASS AND SCALE

One of the biggest contributors to the general appearance of a structure is its mass and scale. There are at least two factors that influence the perception of mass and scale: the physical relationship of a structure to the size of adjacent structures, and the physical distance between



Inappropriate Usage of Mass and Scale.



Appropriate Usage of Mass and Scale.

Figure 6 – Effect of mass and scale.

structures. While issues of mass and scale can apply to single-story development, this is usually more of an issue related to construction involving two or more stories. While the Zoning Code sets standards for building height, lot coverage, floor area ratio and setbacks, these are established as maximums or minimums, and therefore, these Guidelines are intended to be more specific about the appropriate size of a building given its neighborhood context.



Figure 7 – Incompatible mass and scale of adjacent residence shown on the right.

The following Policies and Standards from the City’s Municipal Code and Community Design Element of the General Plan relate to mass and scale:

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 CDS3-3: *Ensure that new development is sensitive to the scale and character of the existing neighborhood, and is consistent with the City’s “small beach town” image.*

2.36.080 A. *Overall building shapes, as well as parts of any structure (buildings, walls, screens, towers or signs), [shall be] in proportion to and in scale with the site and with other existing or permitted structures in the area;*

2.36.08 B. *[A design shall achieve a] harmonious relationship with existing and proposed adjoining developments avoiding excessive variety or monotonous repetition but allowing similarity of style and random location;*

2.36.13 B. *The review of all second-story additions and any additions at the front of an existing single-family structure shall be conducted so as to achieve neighborhood compatibility, including but not limited to protection of appropriate residential density, privacy and significant public views.*



Figure 8 – Random placement of new addition is not compatible with neighborhood.



Figure 9 – New addition size and scale is incompatible with the existing residence.



Figure 10 – New second-story addition is compatible with the existing residence.

To further articulate these Standards, the following Guidelines should be applied to second-story additions and new construction of single-family homes.

ENCROACHMENT PLANE

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.*

The Board may grant exceptions to the encroachment plane standard if it believes it will enhance the design of a project. (See also DG-12, Solar Access)



Figure 11 – Second-story addition is located within the side yard encroachment plane.

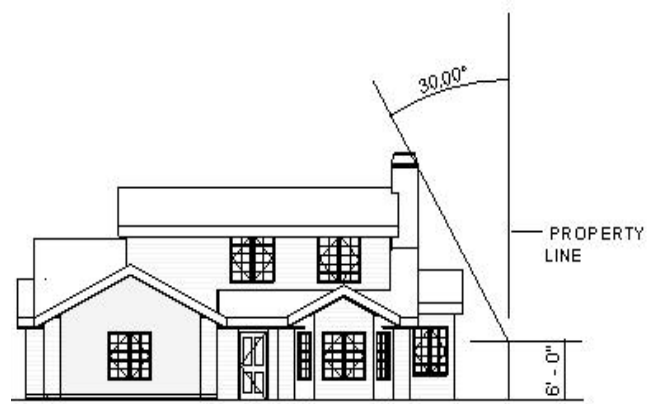


Figure 12 – New residence conforms to the intent of the Encroachment Plane Guideline.

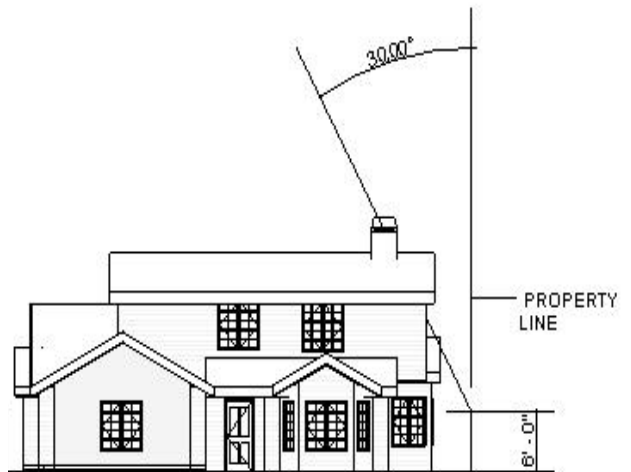


Figure 13 – New residence does not conform to the intent of the Encroachment Plane Guideline.

GARAGE PLACEMENT

DG-2-When a garage fronts the street, the width of the garage should not exceed the width of the habitable frontage of the dwelling.

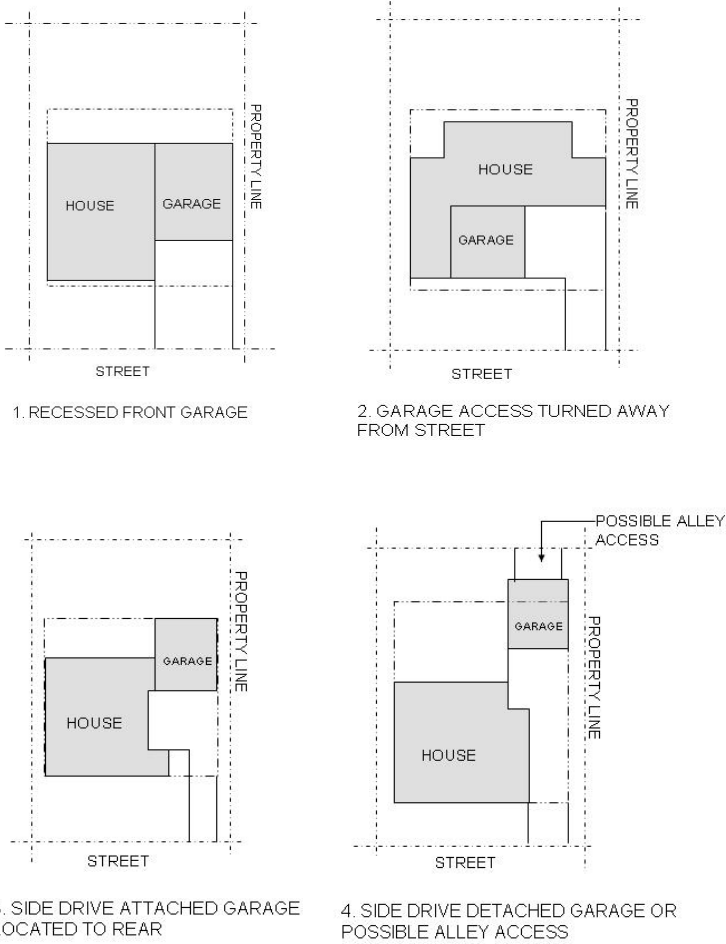


Figure 14 – Examples of appropriate garage placements.



Figure 15 – Garage exceeds half the width of the front elevation.



Figure 16 – Garage is less than half the width of the front elevation.



Figure 17 – Garage is prominent and exceeds half the width of the residence.

ARCHITECTURAL ELEMENTS

The separate architectural elements such as windows, doors, cornices, dormers and roof forms play a significant role in the appearance of a structure and can also influence how mass and scale is perceived.

The following Policies and Standards from the City’s Municipal Code and Community Design Element of the General Plan relate to architectural elements:

2.36.080 A. *Overall building shapes, as well as parts of any structure (buildings, walls, screens, towers or signs), [shall be] in proportion to and in scale with the site and with other existing or permitted structures in the area;*

2.36.080 D. *[A design shall provide for] consistency and unity of composition and treatment of exterior elevations;*

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.*

To further articulate these Standards, the following Guidelines should be applied to second-story additions and new construction of single-family homes.

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

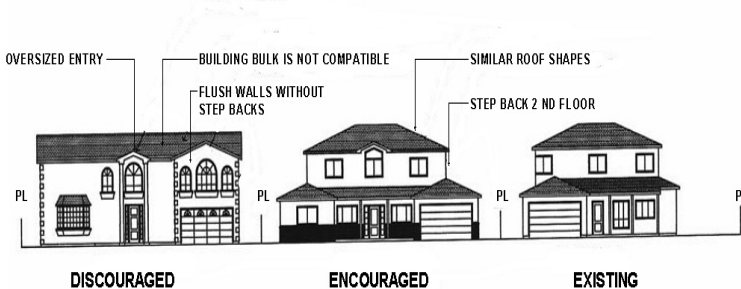


Figure 18 – Building on the left does not relate to the neighboring residential character.



Figure 19 – Residence incorporates consistent details and materials on all sides of the structure.

DG-4 – *Elements such as windows and doors should be consistent in design with the existing theme of a house and when appropriate should draw from elements in the existing neighborhood.*

DG-5 - *The use of bay windows, dormers, balconies, covered porches and other decorative elements are encouraged when appropriate to the architecture of a building, particularly when these elements would be oriented toward a public street or public space.*

DG-6 – *Fences in the front yard should avoid the use of solid materials and be constructed of decorative open materials that emulate the architectural style of the house. Chain-link, wire and similar materials should be avoided. Fences should be set back a minimum of two feet from the back of sidewalk to allow for planting between the sidewalk and the fence. Planting should be of a material that will not exceed a maximum height of three feet.*

COLOR AND MATERIALS

As part of the architectural theme, the use of material and color can have a significant effect on the appearance and character of a building. Building materials and colors should contribute, not detract, from the visual compatibility of a neighborhood. New materials and colors should continue the theme of the existing residence unless part of an overall design change.

The following Policies and Standards from the City’s Municipal Code and Community Design Element of the General Plan relate to the use of colors and materials:

2.36.080 C. *[A design shall achieve] harmony of materials, colors and composition of all sides of a structure or building;*

2.36.080 D. *[A design shall provide for] consistency and unity of composition and treatment of exterior elevations;*

2.36.080 E. *[A design shall incorporate] a limited number of materials on the exterior face of the building or structure (wood, concrete, brick, stone). The use of natural materials is encouraged.*

2.36.080 J. *[A design shall incorporate] a harmonious palette of earth tone colors;*

37 b. *Second-story additions should generally be made of materials matching the original house, including wall materials, roof materials, windows and other details. Exceptions to this may include the use of wood siding on the second floor of a house with a stucco ground floor. The reverse is strongly discouraged. Any material change should be part of a coherent overall architectural design.*

To further articulate these Standards, the following Guidelines should be applied to second-story additions and new construction of single-family homes.



Figure 20 – Second-floor addition replicates the existing ground floor design and materials.

DG-7 – *Muted tones should be encouraged, unless otherwise determined to be inappropriate by the Architectural Review Board.*

DG-8 – *New additions should replicate or compliment the existing structure or the entire structure should be remodeled as part of an overall architectural design.*

DG-9 – *Materials should be high quality and durable (taking into consideration its use and climate), and authentic to the chosen architectural style.*



Figure 21 – High quality, authentic materials are incorporated into the design to enhance the architectural style.

PRIVACY

Privacy is often one of the greatest areas of concern when a new home or second-story addition is proposed. Designing a home that takes into account concerns about neighboring properties' privacy will help lessen objections to the proposal. Particular attention should be paid to elements such as window and exterior door placement, second floor decks and the overall height of a structure. It may not be possible to mitigate all privacy concerns, but consideration of these elements in the project design should lessen potential impacts significantly.

The following City Policies and Standards from the Community Design Element of the General Plan apply to privacy:

B. *The review of all second-story additions and any additions at the front of an existing single-family structure shall be considered so as to achieve neighborhood compatibility, including but not limited to protection of appropriate residential density, privacy...*

To further articulate these Standards, the following Guidelines should be applied to second-story additions and new construction of single-family homes.

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.*



Figure 22 – Second floor deck creates privacy issue for adjacent residents.

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.*



Figure 23 – Deck creating a similar privacy issue as shown above.

SOLAR ACCESS

New construction or second-story additions to existing structures can potentially affect access to sunlight by casting a significant shadow onto adjacent properties. Depending on the orientation of a piece of property (solar access is usually an issue for properties abutting a project site to the north and east), solar access may be an important consideration in designing a home.

DG-12 - Any portion of a structure should not encroach into a plane defined by drawing a 30-degree angle measuring from the horizontal intersecting with a point in a line drawn 12 feet high at the north property line (refer to “Instructions for Determining Solar Impacts” for complete directions).



Figure 25 – Height of residence shading neighboring yard space.

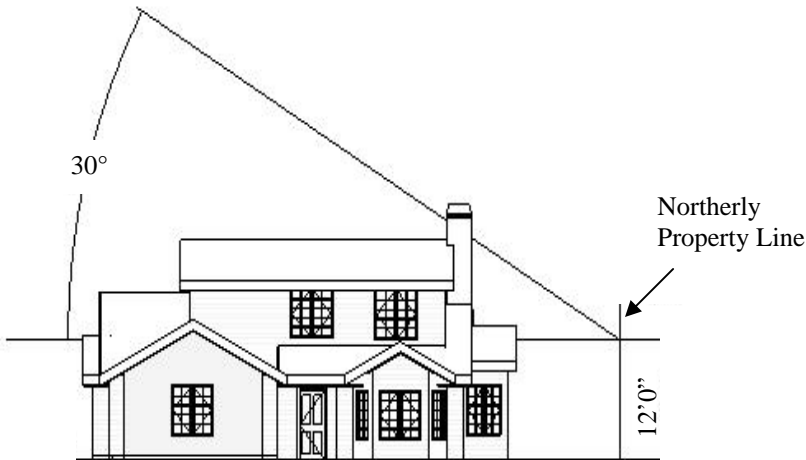


Figure 24 – Residence complies with Solar Access Guidelines.

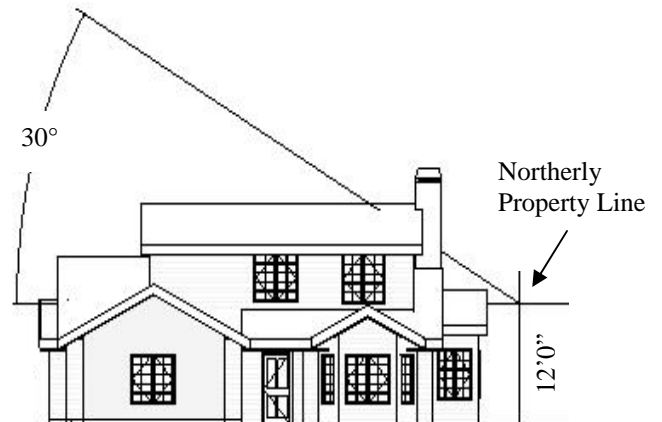


Figure 26 – Residence does not comply with Solar Access Guidelines.