

**CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of April 16, 2015**

Agenda Item # D-6

**COMMUNITY DEVELOPMENT DEPARTMENT
PROJECT REVIEW**

Project: 15-1760-CUP/CDP **Planner:** Steve Goggia
Address: East end of Carpinteria Avenue
Applicant: Matt Roberts, Director of Parks and Recreation

Project Review: Conceptual
 Preliminary
 Final

PROJECT DESCRIPTION

This is the request of Matt Roberts, Director of Parks and Recreation for the City of Carpinteria, to consider Project 15-1760-CUP/CDP for preliminary review of a proposal to construct the trailhead and a portion of the Rincon Trail within the City’s jurisdiction connecting the east end of Carpinteria Avenue to Rincon Beach County Park. The trailhead would be developed with 17 public parking spaces, solar powered LED lights, a rest area with three picnic tables and a water filling station. New landscaping would include native trees and shrubs. Approximately 650 lineal feet of the 12-foot wide shared-use pedestrian and bicycle trail would be constructed within the City’s jurisdiction. The current proposal does not include signs.

Plans are attached as Exhibit A.

PROJECT SETTING

The project site is located at the east end of the City, and includes the public right-of-way adjacent to Carpinteria Avenue. The trailhead is situated at the northeast corner of the intersection of Highway 150 (Rincon Road) and Carpinteria Avenue.

PROJECT ANALYSIS

Carpinteria Municipal Code

This project site within the City’s jurisdiction is the City’s right-of-way property without a zoning designation or Assessor’s Parcel Number. Approval of a Conditional Use Permit is required to develop the portion of Rincon Trail within this area. The area of the trail located within the County of Santa Barbara’s jurisdiction, is under the County’s permit authority. Approvals must also be secured from Caltrans and the Union Pacific Railroad.

General Plan/Coastal Plan Policies

Open Space, Recreation & Conservation Element Objective OSC-15: *Maintain the existing trail system and provide additional recreation and access opportunities by expanding the trail system.*

OSC-15-Implementation Policy 70: *Continue the development of a coastline trail to extend from Carpinteria City Beach to Rincon Beach Park with vertical access points placed as frequently as possible to encourage public access.*

Policy C-8d: *Encourage integration of the city's bicycle routes with state and countywide programs.*

Policy C-8h: *Encourage a bike trail link from Carpinteria to Summerland along the railroad right of way and a coastal link to Ventura paralleling U.S. 101.*

Policy C-8a: *Integrate the development of bicycle routes and pedestrian pathways in additional areas of the city, and encourage the utilization of such routes for commuting as well as recreational purposes.*

Policy C-8c: *Provide or require safe and adequate bicycle parking at transportation centers, public parks, recreation areas and other nonresidential locations.*

Policy CD-11c: *All public spaces and facilities should reflect quality design.*

The Rincon Trail, part of the statewide California Coastal Trail, will provide an important bicycle and pedestrian link from the east end of the City to Rincon Beach Park. The trailhead improvements include permeable paving for the parking spaces and neutral concrete or decomposed granite for the parking lot driveway, rest area and trail surface. Proposed lighting, fencing and the water station are shown on the plans and reflect quality design. The picnic tables would be made of recycled plastic. Staff notes that the proposal should incorporate bicycle parking racks within the rest area.

Policy CDS6-d: *Landscape Planning shall be respectful of the natural character of the Bluffs and enhance existing native plant communities and environmentally sensitive habitat areas.*

CDS6-Implementation Policy 75: *Use of native, locally adapted species shall be required.*

CDS6-Implementation Policy 77: *All parking areas, including any future Park and Ride facilities, shall provide maximum landscaping and to the extent feasible, be shielded from view by perimeter shrubs and/or depression of the parking areas.*

New landscaping around the perimeter of the parking lot and within the rest area includes only native species. Final engineering design plans may include a depressed parking area and/or low berms beneath the perimeter planting areas to help shield the parking area from view pursuant to the policies above.

Community Design Element 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.*

Proposed lighting includes six full cutoff solar powered LED pole fixtures with a maximum height of 15 feet, with a dimming capability.

RECOMMENDATION

If the Board feels the project meets acceptable design criteria, the Board should recommend preliminary approval of the project to the Planning Commission.

ATTACHMENTS

Exhibit A – Reduced Plan Sheet Set



BOTTLE FILLING STATION
Bottle filling stations and water fountains are located in the parking area to provide convenient access to water for cyclists.

POST AND RAIL CHAINLINK FENCING

SOLAR POWERED LED LIGHTS

PERMEABLE PAVING
Permeable paving options are used in the parking area to reduce stormwater runoff.

BIOSWALES
Proposed bioswales and rain gardens will help manage stormwater runoff.

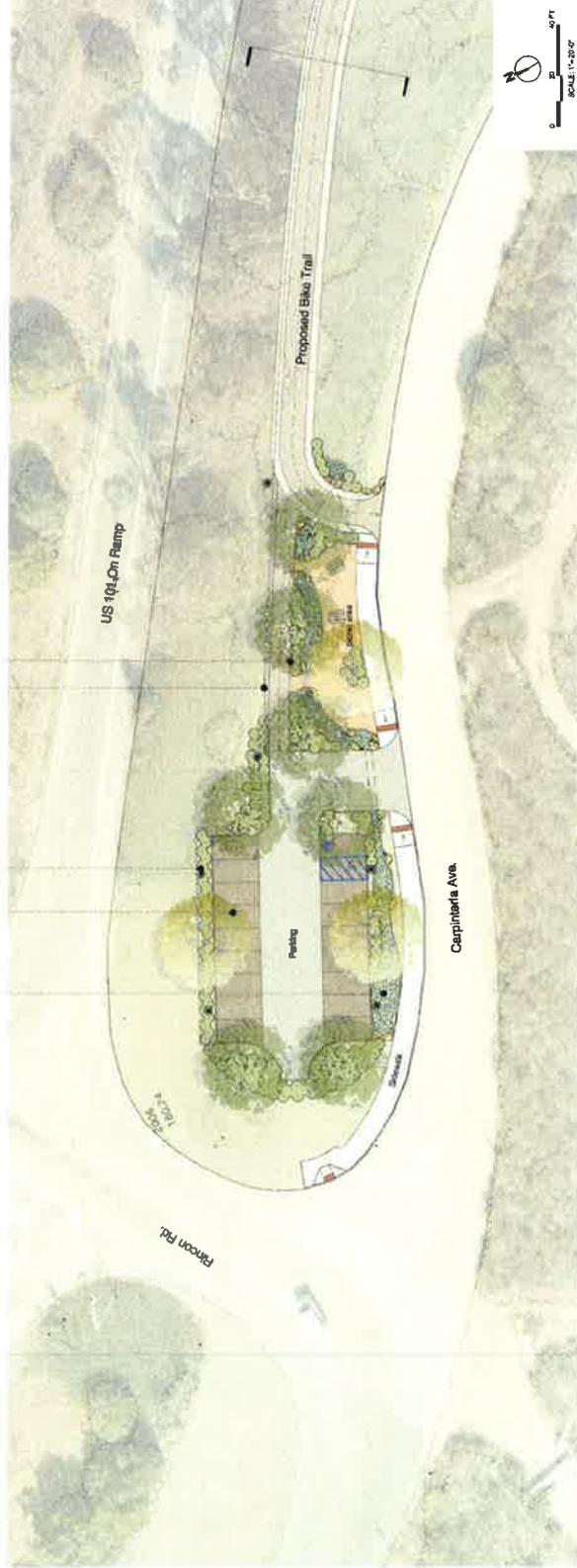
Rincon Trail

February, 2011

Drawn By: [Name]
Checked By: [Name]
Date: 02/08/11

Project Name: [Name]

Scale: 1" = 20'-0"



LEGEND

ITEM	DESCRIPTION
PERMEABLE PAVING	Permeable paving options are used in the parking area to reduce stormwater runoff.
BIOSWALE	Proposed bioswales and rain gardens will help manage stormwater runoff.
POST AND RAIL CHAINLINK FENCING	Post and rail chainlink fencing is used to secure the parking area.
SOLAR POWERED LED LIGHTS	Solar powered LED lights are used for parking area illumination.
BOTTLE FILLING STATION	Bottle filling stations and water fountains are located in the parking area.
PLANTING	Planting includes trees, shrubs, and ground cover to enhance the landscape.
TRAIL	Trail alignment and width.
PARKING	Parking area layout and paving.
BIOSWALE	Bioswale location and design.
PERMEABLE PAVING	Permeable paving area layout.
POST AND RAIL CHAINLINK FENCING	Post and rail chainlink fencing layout.
SOLAR POWERED LED LIGHTS	Solar powered LED light locations.
BOTTLE FILLING STATION	Bottle filling station location.
PLANTING	Planting locations and types.

