

**CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of January 17, 2013**

Agenda Item #D-1

**COMMUNITY DEVELOPMENT DEPARTMENT
PROJECT REVIEW**

Project: 12-1649-DPR/CDP **Planner:** Steve Goggia
Address: 5585 Carpinteria Avenue
APN: 003-071-009
Zoning: Commercial Planned Development (CPD)
Applicant: Bryan Murphy, Agent for Dario Pini

Project Review: Conceptual
 Continued Preliminary
 Final

PROJECT DESCRIPTION

This is the Continued Preliminary review of a proposal to add 516 sq. ft. and remodel the existing Casa Del Sol motel and apartment building. The 19-unit motel also includes a manager's unit and is located within two buildings on the western side of the property. An apartment building located on the eastern side of the property is now shown to receive a similar architectural treatment on the north elevation facing Carpinteria Avenue.

Each of the first floor motel rooms located adjacent to the west property line would gain approximately 32 square feet in interior space. The four motel rooms located in the center building would each gain approximately 42 square feet and a small private patio. The interiors of all the motel rooms would be updated.

The architectural style of the property would take on a southwest theme. The 20-foot building height of the two story portion of the motel would remain essentially unchanged. New landscaping would be provided although the existing large palms and cypress trees are proposed to remain. The many smaller palms would remain on the site, however be relocated to enhance the remodeled motel room entrances. The newly installed concrete parking areas would be reconfigured as a one-way drive aisle allowing additional planting areas in front of the motel rooms. Plans are attached as Exhibit A.

PROJECT SETTING

The 42,053 square foot lot is currently developed with three structures that include a two-story building located on the east side of the property developed with 12 apartment units, a one-story building located within the middle of the property developed with a manager's unit and four motel rooms and a predominately one-story building with a two-story portion at the back located on the west side of the property developed with 15 motel rooms.

Surrounding properties are developed with apartments to the west, apartments and single family residences to the east and vacant land zoned Recreation to the south. Carpinteria Avenue is located to the north with a Holiday Inn Express and a Motel 6 across the street.

In addition to the Commercial Planned Development District Zoning Designation, the site is within the Visitor-Serving /Highway Commercial Overlay District and the Coastal Appeals Overlay District.

BACKGROUND

In 2001 the ARB and Planning Commission considered a conceptual proposal that included substantial design alterations to all three buildings and the construction of new buildings all for the purpose of reestablishing a 100% motel use with 39 rooms on the subject property. The comments were generally favorable regarding the architecture although exploring a craftsman style was suggested by one Planning Commissioner. Most of the concerns raised were regarding the location of the pool directly adjacent to Carpinteria Avenue and the potential to lose affordable rental housing stock.

On November 15th this current project was presented to ARB for a conceptual review. No members of the public were present. At the suggestion of staff, the project architect had prepared an alternate architectural style with Spanish influences. The majority of the Board preferred the proposed southwestern architectural style with the addition of a stone water table and accents. The following comments were also provided by the Board:

- The perimeter wall pilasters should be modified to compliment the architecture (smooth plaster, replace the lights with stone caps, use the stone facing for the entry pilasters);
- Landscaping should also be in keeping with the architectural style, eliminate the box-trimmed shrubs;
- The apartment building should receive compatible upgrades;
- Replace empty pool with landscaping / bbq area for apartments;
- Apply energy efficient upgrades where possible;
- Use additional vigas and awnings for color;
- Show a roof detail for the back of Building A; and
- Provide a roof over the trash enclosure.

On December 13th this current project was presented to ARB for a preliminary review and continued to the Board's meeting of January 17th, with the request that a number of items be shown on the plans. These items are presented below.

PROJECT ANALYSIS

Request of the ARB from the 12/13/12 meeting

The Board had requested the following items to be shown on the plans:

- *Identify Carpinteria Avenue as the project north;*

The plans have not yet been modified pursuant to this request.

- *Wrap the new parapets around Buildings A and B;*

The parapets for the back sides of Buildings A and B are shown on Sheet A-3 and detailed on Sheet A-4.

- *Introduce windows on the second floor of the south elevation of Building A;*

A new window with an awning has been added in this location. The window is shown on the elevation (Sheet A-3) although it has not yet been added to the Floor Plan (Sheet A-1). Staff notes a similar window could be added to the adjacent room to the north.

- *Use awnings to break up the expanse of wall on the west side of Building A;*

Awnings on both floors have been added to this elevation.

- *Use decorative drainage devices;*

A typical detail of the drainage scuppers, painted galvanized steel leader heads and downspouts has been shown on Sheet A-4. The locations are shown on the Elevations (Sheet A-3).

- *Show upgrades other than paint to tie the apartment structure to the renovated motel, paying special attention to the north wall facing Carpinteria Avenue;*

The Building C Elevation on Sheet A-2 shows a proposal to use a similar styled parapet on the second floor, wrapping the first floor in the same stone veneer for the north wall facing Carpinteria Avenue. Staff notes the details of how the new parapet will be integrated into the east and west elevations will need to be shown.

- *Employ a Landscape Architect to refine the Landscape Plan reflecting the new architectural style;*
- *Use vines supported by stand-off wire to soften the west side of Building A; and*

The Applicant's team now includes a Landscape Architect. A revised Landscape Plan will be presented at the January 17th ARB meeting.

- *Provide construction details for the perimeter walls and pilasters (with proper stone cap), trellises, awnings, vigas, drainage devices, windows, doors, etc.*

At the time of the distribution of this staff report, only the trash enclosure and drainage details have been provided. Additional details will be presented at the January 17th ARB meeting.

Carpinteria Municipal Code

The following table identifies the project's conformance with Municipal Code requirements:

Standard	Requirement/Allowance	Proposal
Setbacks	Front 35 feet from centerline of street or 5 feet from property line, whichever is greater	68 feet from centerline 28 feet from property line (existing)
	East Side No setback required	5 feet (existing)
	West Side 10 feet of a parcel zoned for residential use, however structures exceeding 20 feet in height shall be located not less than 20 feet from residentially zoned property	16 feet (existing)
	Rear No setback required	24 feet (existing)
Height	30 feet	20 feet maximum, note that the second story element on the western building should not exceed 20 feet as it is located approximately 15 feet from the residentially zoned property to the west
Landscaping	20% preferred, 10% minimum	19% existing (7,789 sq. ft.) 20% proposed (8,301 sq. ft.)
Parking	48 total required: The 19-key motel requires a minimum of 20 spaces The 12-unit apartment building requires 28 spaces (with 12 of these covered)	41 uncovered spaces shown *

* The property is nonconforming as to the number of parking spaces provided and covered. In 1979, the City Council considered an appeal and upheld the Planning Commission's action to approve an additional five motel rooms, increasing the total number to 19. The 12 apartment units were in existence at that time. The staff report incorrectly stated that the 35 parking spaces shown on the plan satisfied the on site parking requirement based on 1 space per motel room and 1.5 spaces per apartment unit; the report should have indicated 37 spaces were required. Staff is investigating an option to reduce the number of parking spaces down to 37, and will present an update at the January 17th ARB meeting.

The existing La Casa del Sol pole sign is located within the parcel's front yard and is also considered legal nonconforming pursuant to current development standards as pole signs are prohibited within the city. In 1981 the status of the non-conforming sign was brought to the Planning Commission for consideration. The action minutes indicate that following a lengthy discussion, the Commission's position was that the sign can be maintained, but if there are to be any substantial changes in the sign structure itself then it will have to be made conforming. The applicant has indicated that the sign will remain unchanged in its current location.

General Plan/Coastal Plan Neighborhood Policies

The project site has a General Plan/Local Coastal Plan designation of Visitor-serving Commercial. The City's General Plan/Local Coastal Plan includes a Community Design Element. The Community Design Element contains both general over-arching policies and specific sub-area policies. The project site is identified as being in Design Sub-area 6 (Bluffs Area 0) in the Community Design Element of the City's General Plan/Local Coastal Plan.

Land Use Element Objective LU-3: *Preserve the small beach town character of the built environment of Carpinteria, encouraging compatible revitalization and avoiding sprawl development at the city's edge.*

Policy LU-3f: *Encourage the remodeling and revitalization of neighborhoods and commercial areas in accordance with principles established in the Community Design Element.*

CITYWIDE COMMUNITY DESIGN OBJECTIVES

Objective CD-1: *The size, scale and form of buildings, and their placement on a parcel should be compatible with the 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.*

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.*

The ARB was presented with an alternate Spanish themed proposal at the conceptual review but preferred the southwestern architectural style. In going with this style, comments were made that a stone water table and accents be used along with additional vigas and awnings for color.

At the most recent ARB meeting the Board provided several comments regarding the architectural details and landscape, some of which have been responded to on the current plan set. Additional material will be presented at the meeting on January 17th. **Staff requests that the Board comment on the overall upgrades to the property and any details necessary to be shown before recommending preliminary approval to the Planning Commission.**

Policy CD-7b: *Buildings should be designed to incorporate signs that conform to the city's sign ordinance. Signs should be integrated with building architecture and adequately identify businesses. Freestanding monument signs are discouraged.*

The existing pole sign is viewed as a historic icon to many in the community. In 1981 the Planning Commission took a position that the sign could be maintained as long as there are no substantial changes to the structure. Because the sign is to remain with this proposal, the building architecture should be integrated with the sign. **Staff welcomes the Board's comments regarding the integration between the sign and the proposed architectural theme and landscaping.**

Policy CD-7c: *Loading and trash facilities should be located where they are screened from view. The use of alley and service roads is encouraged for these facilities.*

The trash and recycling enclosure is located at the rear of the property, screened from view and approximately 17 feet from the residential parcel to the west. The enclosure is shown on Sheet A-4.

Objective CD-12: *Development should fit quietly into the area's natural and introduced landscape, deferring to open spaces, existing natural features and native and sensitive habitats.*

Policy CD-12a: *Landscape planning shall be respectful of the natural character of the City and enhance existing native plant communities and environmentally sensitive habitat areas.*

CD-12-Implementation Policy 2: *More urban, "formal" landscape designs may be used in the immediate vicinity, entryways or interior site areas of the commercially developed areas. Urban landscape species shall not be used adjacent to sensitive habitat areas.*

CD-12-Implementation Policy 3: *All parking areas, including any future Park and Ride facilities shall provide landscaping in order to screen and soften large expanses of pavement and, to the extent feasible, shield them from view through the use of perimeter shrubs and/or depression of the parking area. Landscaped setbacks for structures and parking areas are to be provided to soften the appearance of development from the freeway and Carpinteria Avenue.*

The project includes a proposal to re-landscape the site. The existing large palms and cypress trees are proposed to remain. The smaller pigmy date palms would be relocated to enhance the remodeled motel room entrances. The species of new shrubs and groundcovers shown on the Landscape Plan will be presented to the ARB at the meeting on January 17th. Staff notes that it is likely that the entry landscaping and planter areas directly in front of the motel units would be expanded as the parking space count may be reduced and the parking lot drive aisle will be reconfigured to a one-way only.

At the conceptual review, the ARB commented that the empty pool should be replaced with a landscaped / bbq area for residents of the apartments. The project architect indicates that it is the owner's intent to repair the pool and keep it for use by the apartment residents. **Staff requests that the Board comment on the changes to the landscape in response to the comments provided at the previous review.**

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.*

The use of night sky friendly lighting will be a requirement of the remodel, cut sheets of the lighting fixtures will be brought to the ARB for consideration at the preliminary/final review.

Objective CD-14: *Protect and preserve natural resources by reducing energy consumption.*

The remodel and upgrades to the older motel buildings will result in reducing energy consumption. Comments were made at the conceptual review to apply energy efficient upgrades where possible. Additional measures will be explored as the final plans are developed.

RECOMMENDATION

The Board should comment on the issues raised and if they feel the project meets acceptable design criteria with sufficient detail, then the Board should recommend preliminary approval to the Planning Commission with their comments attached.

Alternately, if the Board feels the project needs further revisions or details, the Board can recommend that the project be continued to a future meeting for additional review prior to continuing on to the Planning Commission.

ATTACHMENTS

Exhibit A – Proposed Project Plans

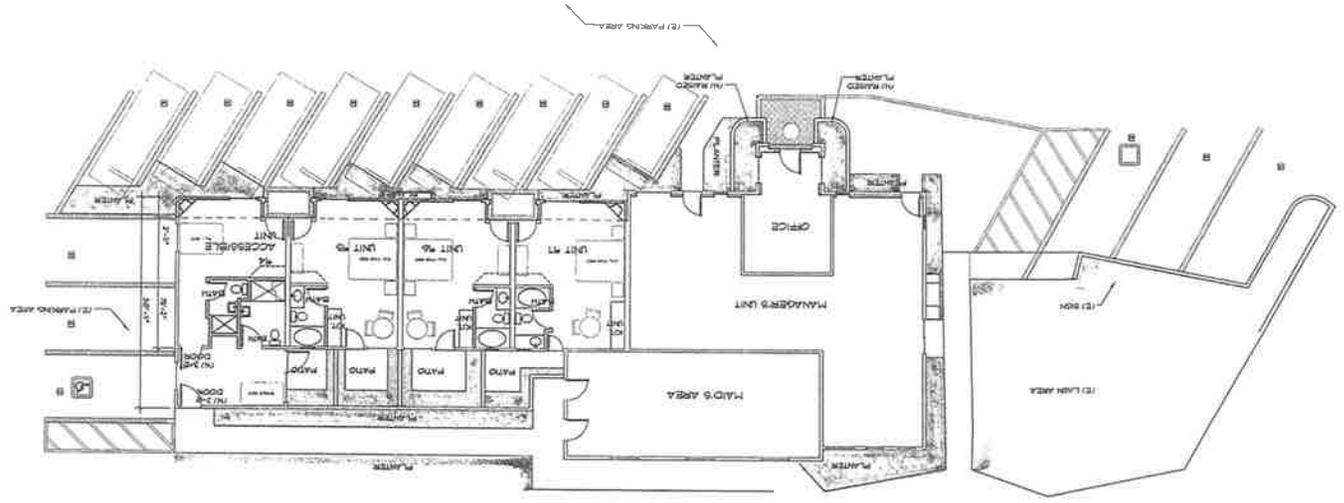
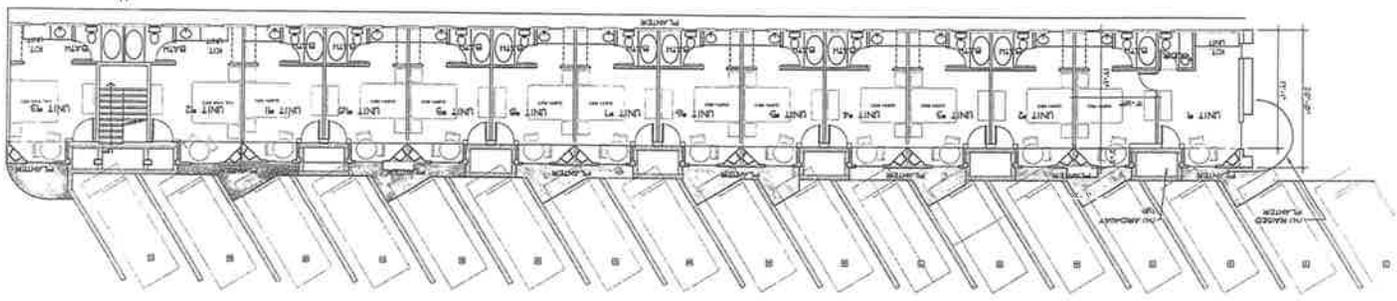
A-1

CASA DEL SOL
DARIO PINI
588 CARRIBERA AVE
CARRIBERA, CA.

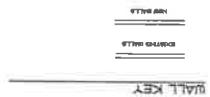
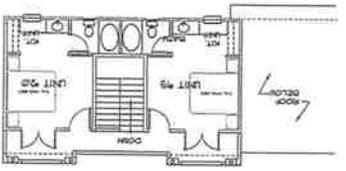
MURPHY & ASSOCIATES, ARCHITECTS
3080 STATE STREET #C
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0	PLASTER
0	NO WALLS
0	EXISTING WALLS
0	NEW WALLS

FIRST FLOOR PLAN



SECOND FLOOR PLAN

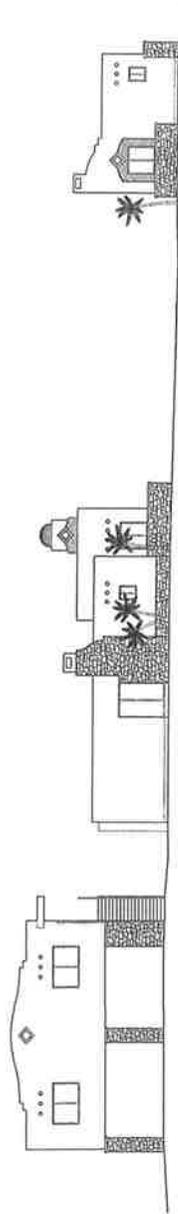


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CASA DEL SOL
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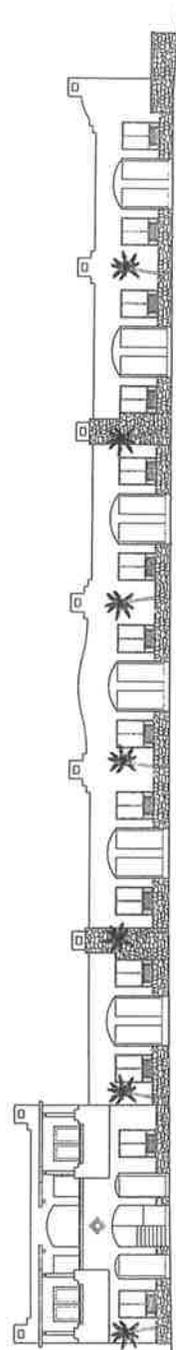
A-2
 SHEET



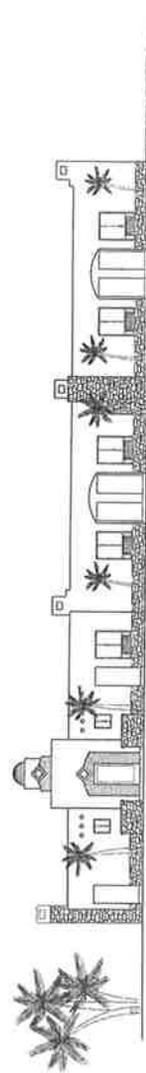
BUILDING "A"

BUILDING "B"

WEST STREET ELEVATION BUILDING "C"
 SCALE 1/8" = 1'-0"



NORTH ELEVATION BUILDING "A"
 SCALE 1/8" = 1'-0"



SOUTH ELEVATION BUILDING "B"
 SCALE 1/8" = 1'-0"

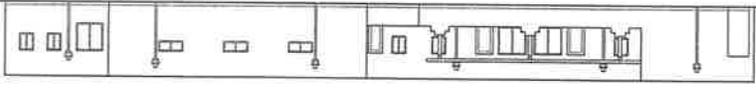
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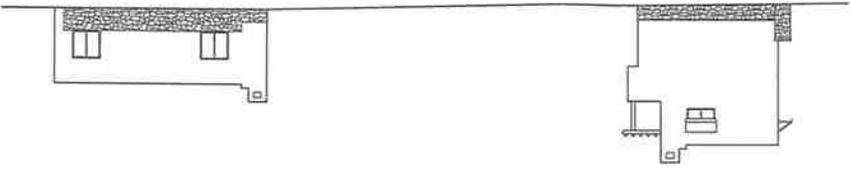
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NORTH ELEVATION BUILDING "B"



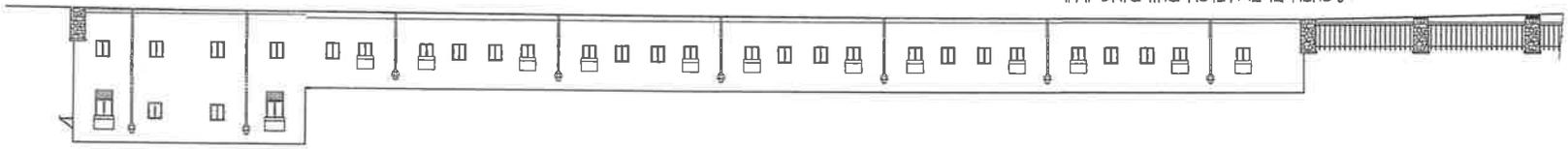
SCALE: 1/8" = 1'-0"

EAST ELEVATION BUILDING "A"

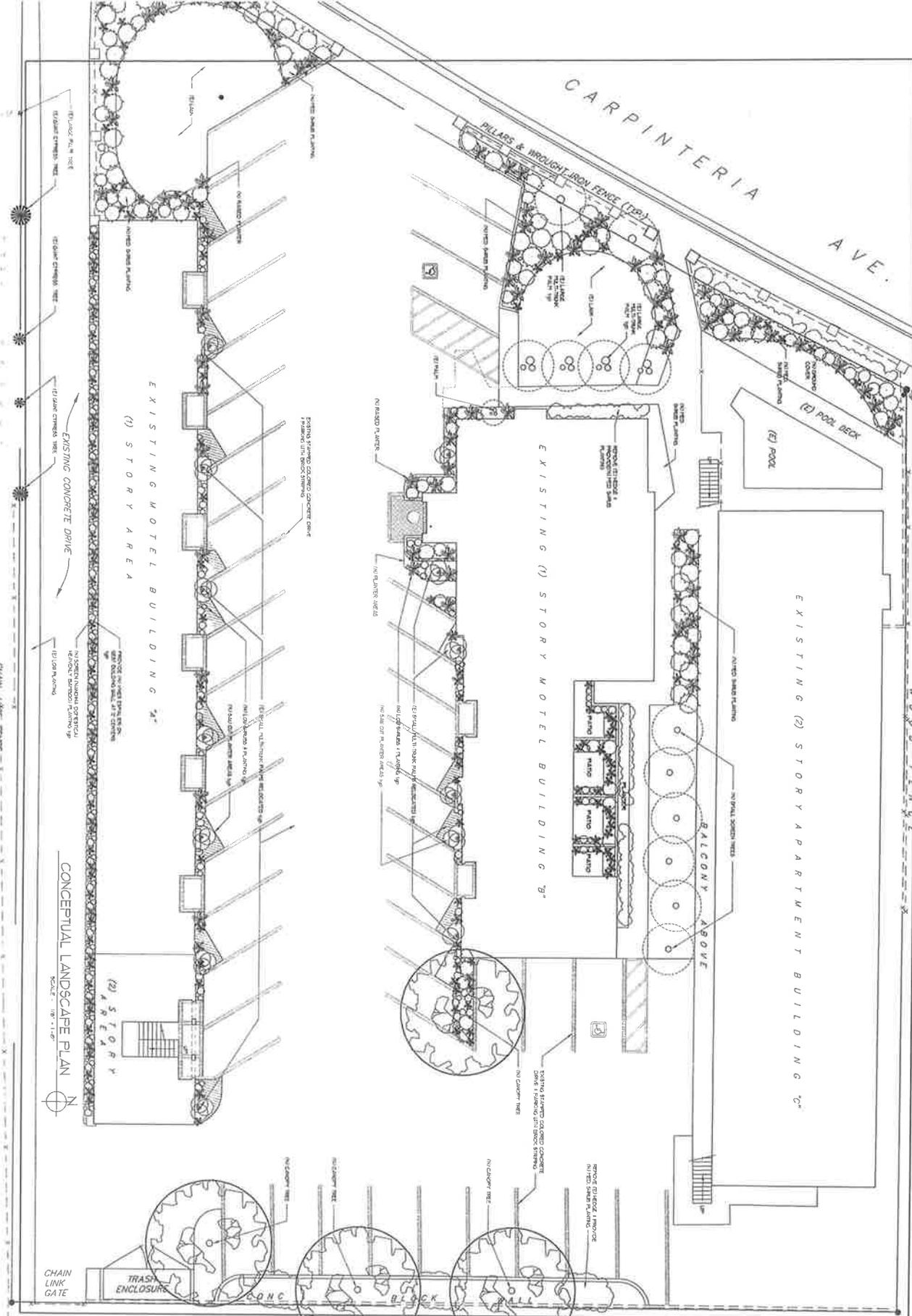


SCALE: 1/8" = 1'-0"

SOUTH ELEVATION BUILDING "A"



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



CONCEPTUAL LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"



CHAIN LINK GATE

TRASH ENCLOSURE

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L-1
SHEET