

**CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of June 25, 2009**

Agenda Item # 1

**COMMUNITY DEVELOPMENT DEPARTMENT
PROJECT REVIEW**

Project: 09-1507-DP/CDP; Powell Electric **Planner:** Steve Goggia
Address: 4415 Carpinteria Avenue
APN: 003-213-010
Zoning: CDP/R
Applicant: Andrew B. Powell

Project Review: Conceptual
 Preliminary
 Final

PROJECT DESCRIPTION

This is a final review of a proposal to allow improvements to the property (i.e. landscaping, fencing, driveway, off street parking and painting) associated with the change of use of the property from residential to commercial office (Powell Electric). The existing 720 square foot residence to be converted to a commercial office would not be increased in size. The subject property is zoned Commercial Planned Development with a Residential Overlay (CPD/R) and has a land use designation of General Commercial (GC).

Plans are attached as Exhibit A.

PROJECT SETTING

The project site is located on the west end of town, within the Downtown/Old Town District Design Sub-Area 2. The neighborhood is developed with a mix of residential and commercial uses. Delgado's Restaurant is located just west of the subject property. The property to the south is used for storage while a single family dwelling is located to the east. The Sea Breeze Mobile Home Park located across the street on the north side of Carpinteria Avenue.

PROJECT HISTORY

The proposal received preliminary reviewed by the ARB on June 25, 2009. The Board provided comments that the proposed improvements were in order, and that the colors of the structure should be in the warm taupe range (possibly with some sage green). Boardmembers noted that the new storage cabinet proposed to be located adjacent to the property line would need to be fire-rated and that any new lights should be sensitive to photopollution.

The Planning Commission considered and approved the project on July 6, 2009. Staff notes that the applicant removed the 120 square foot outdoor storage shed from the project description prior to the Planning Commission hearing.

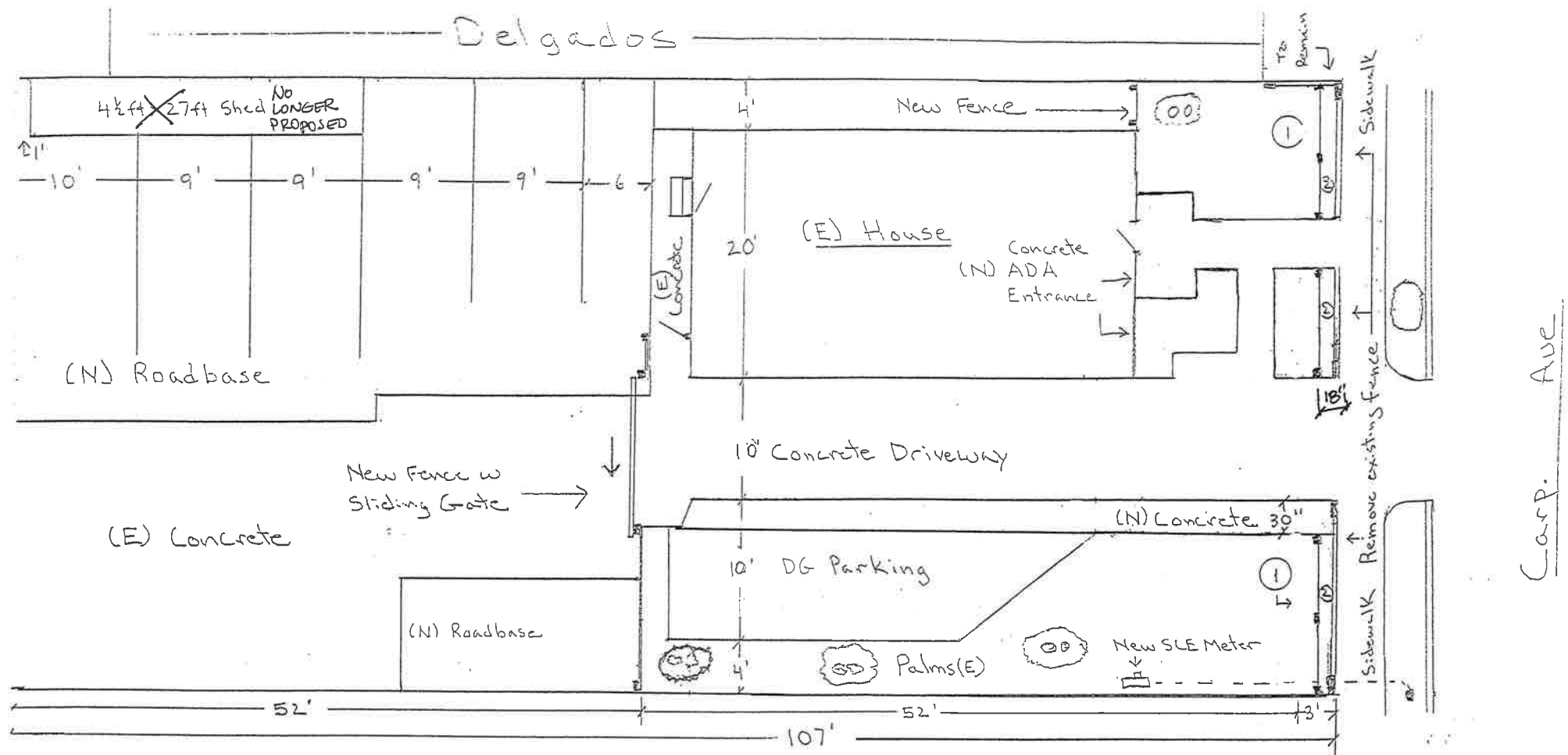
The proposed landscape plan has changed slightly since the preliminary review. The proposed picket fence is now located 18 inches behind the sidewalk and the 20 dwarf Karo previously proposed as a groundcover has been replaced with groupings of clivia and bergenia. The applicant will present the proposed paint choices at the meeting.

RECOMMENDATION

Staff recommends that the ARB consider the proposed changes and recommend final approval to the Planning Director subject to any suggestions by the Board.

ATTACHMENTS

Exhibit A- Proposed Site Plan and Landscape Plan



Notes

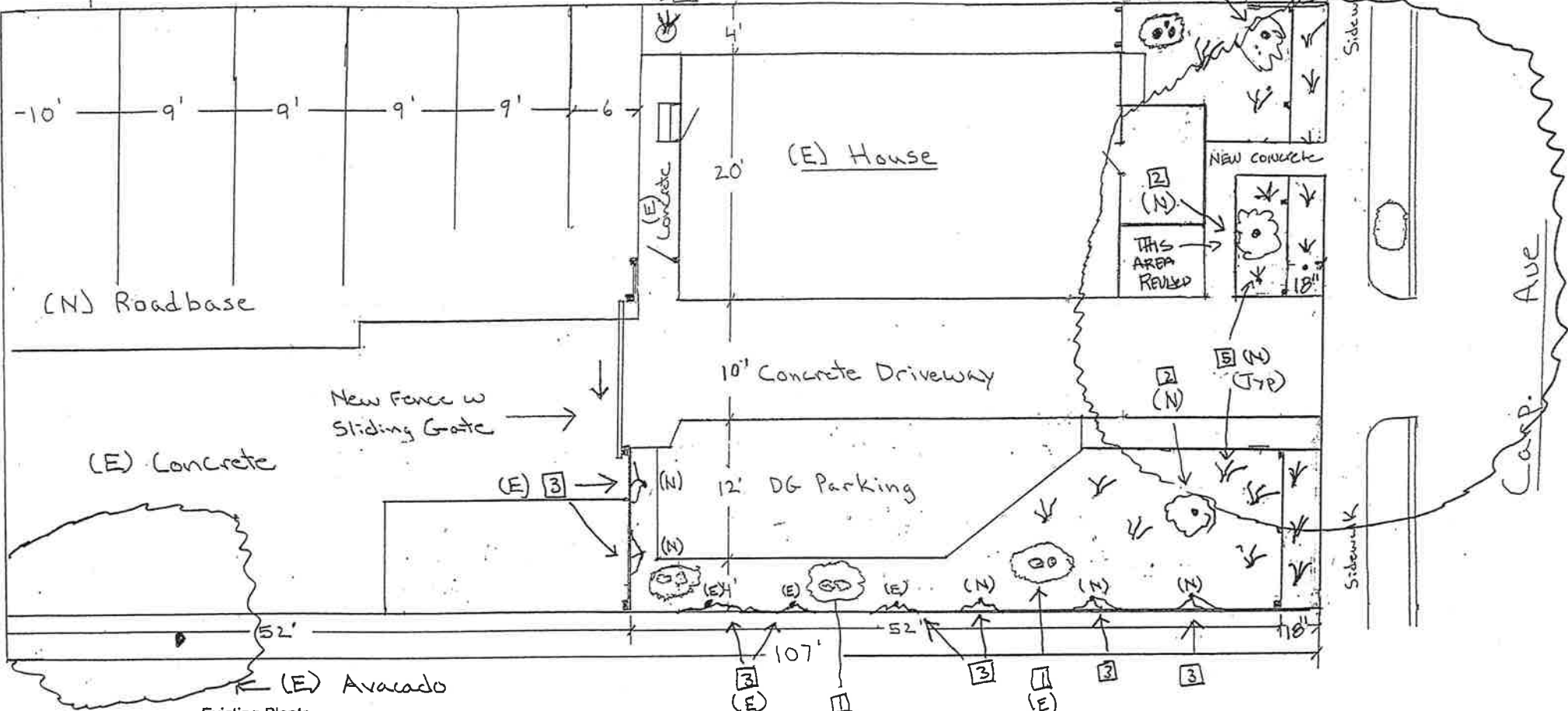
- ① (N) Dos Eas Pickett Fence w/ 2x12 Rwd underneath 18" from sidewalk
- ② Backfill to level of the sidewalk

4415 Carpinteria Ave
 Carpinteria CA 93013
Proposed

Scale 1/8" = 1ft



Delgados



Existing Plants

- E 7 Queen Palms (*Syagrus Romanaoffiana*)
- E 1 Kentia Palm (*Howea forsteriana*)
- E 4 Trumpet Vines
- E 1 Bottle Brush

New Plants

- N 3 Kentia Palms 36" Box
- N 5 Royal Trumpet Vines (*Distictis Rivers*) 1 gallon
- N 20 Dwarf Kero (*Pittosporum Crassifolia Compacta*) 5 gallon

CLIVIA & BERGENIA CRASSIFOLIA PLANTED IN GROUPS

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Carpinteria CA 93013

Scale 1/8" = 1ft



Landscape

Dog Ear Spaced Picket Posts Accented

