

**CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of February 11, 2010**

Agenda Item # 2

**COMMUNITY DEVELOPMENT DEPARTMENT
PROJECT REVIEW**

Project: 09-1538-CUPM/CDP **Planner:** Shanna R. Farley
Address: 4558 Carpinteria Avenue
Zone: Commercial Planned Development (CPD)
Applicant: Sprint/Clearwire

Project Review: Conceptual
 Preliminary
 Final

PROJECT DESCRIPTION

This is a preliminary review of a request to install three panel antennas, one parabolic antenna, and RF screening within an existing rooftop cupola, install one parabolic antenna mounted within a proposed faux chimney and install an equipment cabinet upon the roof of the existing Best Western Inn located at 4558 Carpinteria Avenue. The proposed modifications would be in addition to the existing wireless facility already located on the site. The complete plans are attached as Exhibit A.

PROJECT HISTORY

The Best Western Inn supports an existing wireless facility developed under project 03-1090-CUP. The wireless facilities were later modified under project 03-1130-CUPM.

PROJECT ANALYSIS

The Wireless Communications Ordinance contains specific criteria that must be satisfied for all new wireless facilities. Those standards that relate to the aesthetics of the site, and the project's compliance with Section 14.56 of the Zone Code, are as follows:

- *Wireless communication facilities shall be located on existing structures, unless otherwise permitted pursuant to Section 14.56.070 of this Chapter. The addition of new architectural features to an existing building to conceal antennae shall not negatively affect the architectural design of the building or how the building blends with surrounding development.*
- *Building mounted facilities shall architecturally blend with the structure to which they are attached to avoid the appearance of a wireless facility. Colors, textures and materials shall be consistent with those utilized on existing structures.*

- *All mechanical equipment associated with the operation of wireless communication facilities shall be located within or concealed by the structure to which the facility is attached. No exposed conduit, wire, cables or similar appurtenances shall be permitted. Other than new monopole facilities in conformance with Section 14.56.050 (1), all mechanical equipment for the wireless facilities shall be located within or concealed by the structure on which the facility is located.*

The proposed project is located within an existing wireless communication facility; therefore the project is consistent with our co-location requirements.

The project includes the installation of four antennas within an existing rooftop cupola. The proposal would include the installation of clear plexi-glass panels trimmed to look like windows, to screen the antennas and mounting. The existing cupola is visible from Highway 101, Reynolds Avenue and partially from Carpinteria Avenue. **Staff is concerned with the location of the antennas and the use of clear plexi-glass screening within the open spaces of the cupola may not be compatible with the architecture of the structure.**

Staff has recommended that the applicant consider alternate locations these new antennas so as to avoid alteration of the cupola, considered a key design element of the structure. **Staff recommends that the Architectural Review Board consider how the proposal affects the existing Spanish style of the building and existing architectural details on the site.**

The project also includes installation of another antenna within a proposed faux chimney. The proposed chimney would be constructed upon the Southwest corner of the roof, extending five feet above the existing roof. While it is proposed to be constructed with stucco and clay tile to better match the structure, staff has two concerns; the integration of this element with the existing structure and the potential for even more faux chimneys should the wireless facility expand in the future.

Staff requests that the Board consider modifications to better incorporate elements of the existing architecture into the new faux chimney.

The project would also include the construction of a two foot by two foot rooftop equipment cabinet that would extend 16 inches above the existing roof height. The structure would be set back 11 feet 6 inches from the edge of the nearest roof parapet. The applicant has provided a study of the visibility of the cabinet that will be presented at the meeting. Based on this study, the structure would only visible from 424 feet away or more. Due to other structures in the area, it is assumed that the structure would not be typically visible from street level. If visible, staff is concerned that the cabinet is not designed to be in keeping with the other rooftop elements of the structure. **Staff suggests that the Board recommend that additional architectural detail be added to coordinate with the primary structure, or that**

the structure is located further towards the interior of the roof to as be less visible.

- *The development of wireless communications facilities shall minimize the removal of landscaping and shall not result in the removal of mature trees, shrubs or other landscaping determined to be a significant environmental or aesthetic resource, including, but not limited to natural habitat. A landscape plan shall also be required to further enhance landscaping on the parcel if necessary for screening or aesthetic purposes.*

No landscaping is proposed to be removed as part of this project and no landscaping would be affected by the proposed project.

Based on the plans of the proposed cupola modifications and faux chimney, staff believes that the antennas would be mostly screened from public view. However, the design of the proposed cupola screening and new chimney could be better integrated into the existing structures on the roof or walls of the building.

STAFF RECOMMENDATION

The Board should comment on the issues raised above. If the Board feels the proposed project without modifications, meet acceptable design criteria, the Board should recommend approval of the project to the Community Development Director. Should the Board require modifications to the design of the project, the Board should recommend modifications to the Community Development Director with direction to return to the Board for final review of changes.

ATTACHMENTS

Exhibit A: Site/Elevation Plan



Together with NEXTEL

CARPINTERIA BEST WESTERN INN

CA-SBR0042 (SN45XC159C)

4558 CARPINTERIA AVE.
CARPINTERIA, CA 93013

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.



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INN

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PROJECT INFORMATION

APPLICANT:

SPRINT/NEXTEL
6391 SPRINT PARKWAY
MS KSP01D101-22550
DUBLAND PARK, KS 66250
(800) 357-7841
(PROPERTY SERVICES)
CONTACT RANDY LIMANA
PHONE: 714-368-4449

PROPERTY OWNER:

CARPINTERIA MOTOR INN, INC.
22475 YNEZ ROAD, SUITE 307
TEMECULA, CA 92591
CONTACT LAJO MEJIA
PHONE: (805) 684-0473

SITE LOCATION (BASED ON NAD 83):

LATITUDE: 34° 24' 08.55" N
LONGITUDE: -119° 31' 33.19" W
TOP OF STRUCTURE AGL: 536'-8"

PARCEL NUMBER(S):

004-036-024

ZONING INFORMATION:

ZONING CLASSIFICATION: CPD
JURISDICTION: CITY OF CARPINTERIA
CONSTRUCTION TYPE: V-N
OCCUPANCY: U2
CURRENT USE: TELECOMMUNICATIONS FACILITY
PROPOSED USE: TELECOMMUNICATIONS FACILITY

POWER COMPANY:

SCS
PHONE: (805) 966-0331

PROJECT AREA:

PROPOSED LEASE AREA: 40' x 15'

PROJECT DESCRIPTION

SPRINT/NEXTEL PROPOSES TO ADD AN ADDITIONAL (3) PANEL ANTENNAS, 180/0/90° HEAD UNITS PER SECTOR AND (1) 26" DIA PARABOLIC ANTENNA MOUNTED ON EXISTING CARPENA BEHIND PROPOSED RF SCREENING. (1) 35' PARABOLIC ANTENNA MOUNTED ON EXISTING BUILDING ROOFTOP BEHIND PROPOSED FAUX CHIMNEY AND (1) EQUIPMENT CABINET MOUNTED ON ROOFTOP OF EXISTING BUILDING.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. CALIFORNIA CODE OF REGULATIONS
2. 2007 CALIFORNIA BUILDING CODE
3. 2007 CALIFORNIA MECHANICAL CODE
4. 2007 CALIFORNIA PLUMBING CODE
5. 2007 CALIFORNIA ELECTRIC CODE
6. ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
7. CITY/COUNTY ORDINANCES

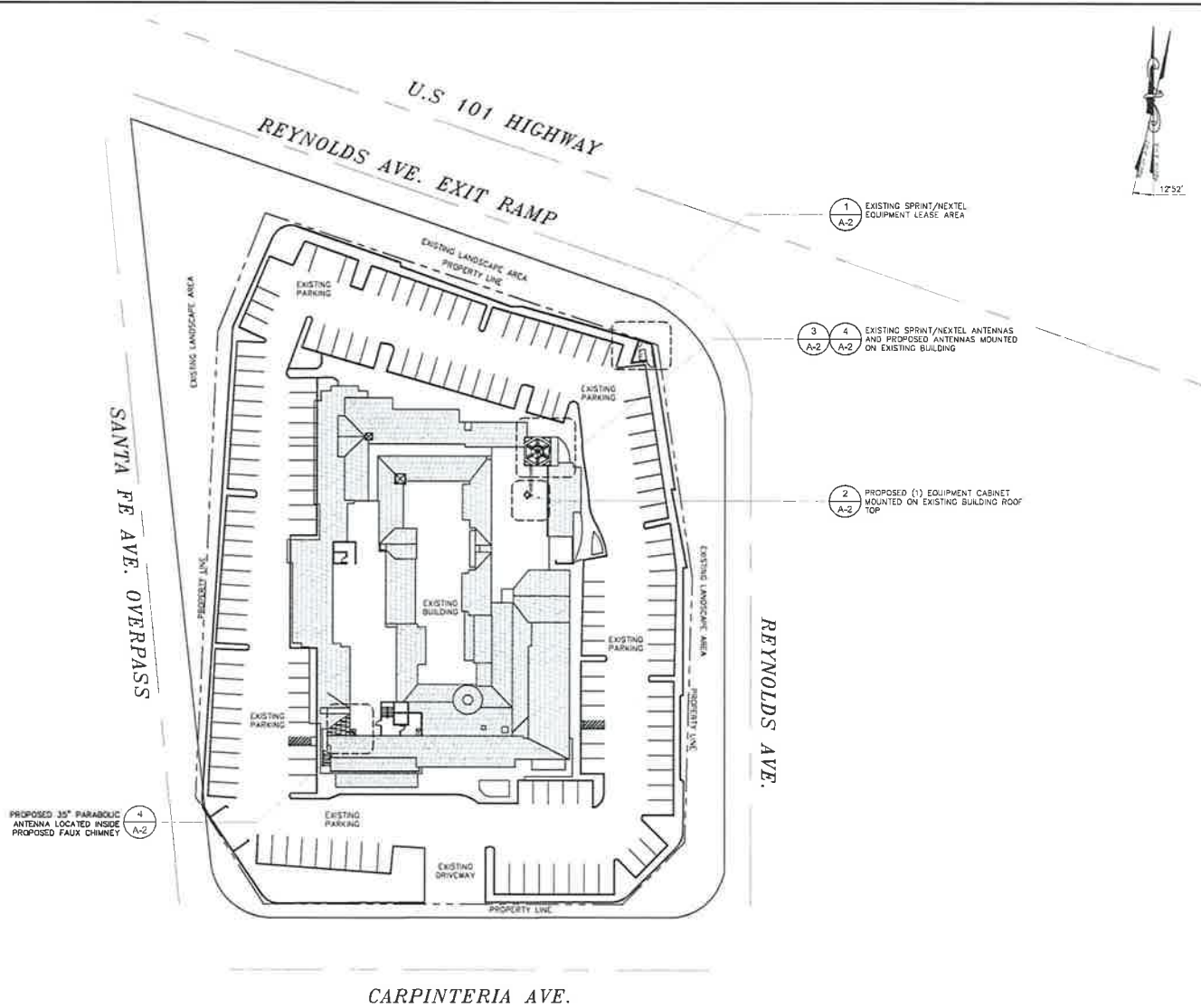
HANDICAP REQUIREMENTS

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA ADMINISTRATIVE STATE CODE PART 2, TITLE 24, CHAPTER 11B, SECTION 1103B.

VICINITY MAP



SCALE NOTE:
IF DIMENSIONS SHOWN ON PLAN DO NOT
SCALE CORRECTLY, CHECK FOR REDUCTION
OR ENLARGEMENT FROM ORIGINAL PLANS



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REVISIONS		
NO.	DATE	DESCRIPTION
A.	06-12-04	FOR ZONING
B.	08-17-05	FOR ZONING
C.	12-18-05	FOR ZONING
D.	01-15-07	FOR ZONING

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LABELLED AS CONSTRUCTION SET

SHEET TITLE
SITE PLAN

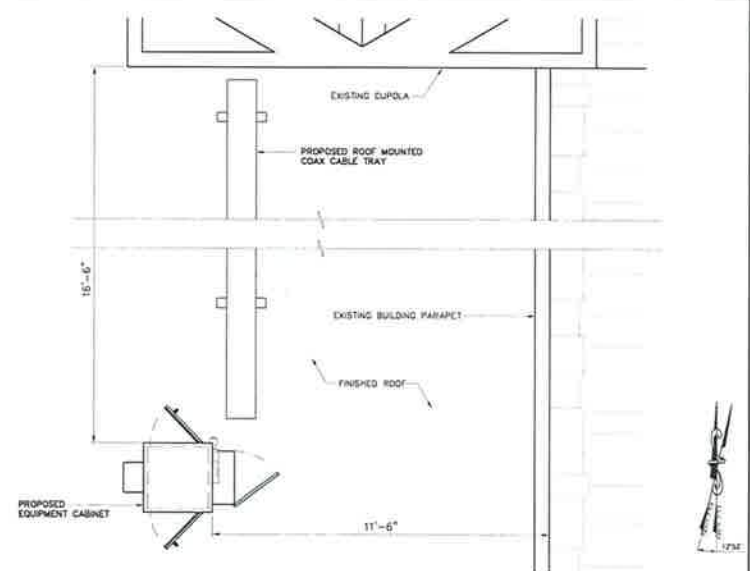
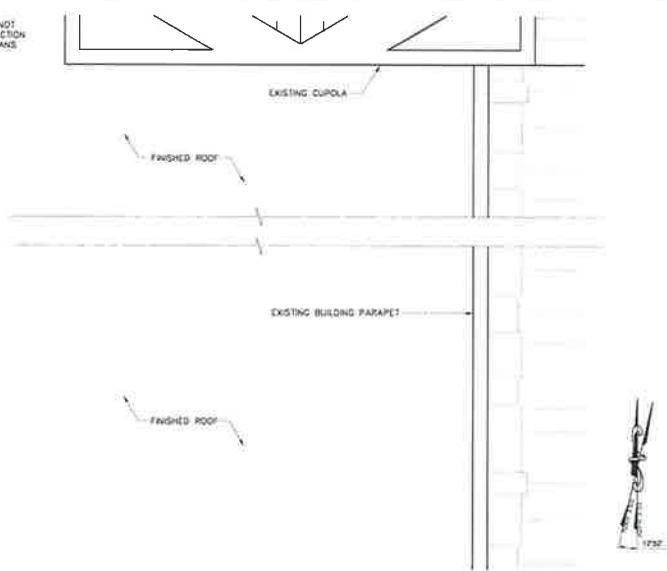
SHEET NUMBER
A-1

SITE PLAN

0 15' 30' 60' SCALE
1/32" = 1'-0" **1**

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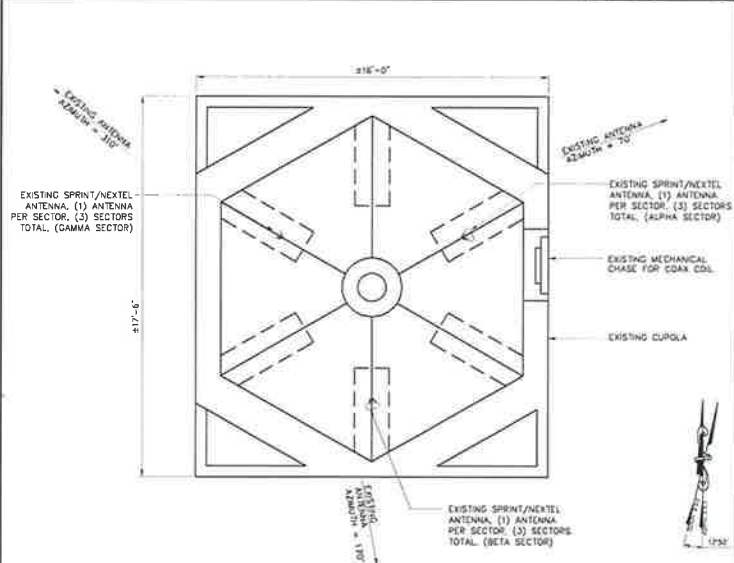
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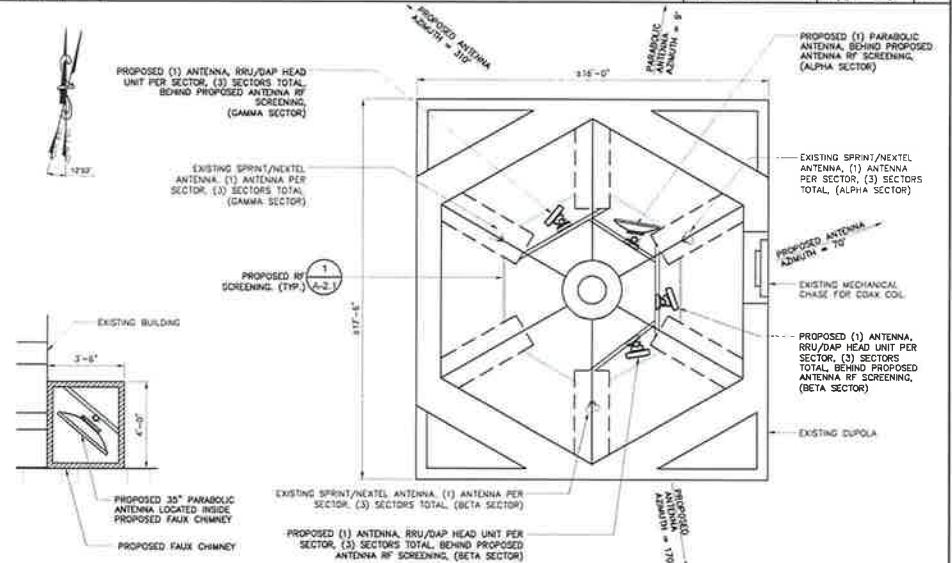
EXISTING EQUIPMENT PLAN LOCATED ON ROOF



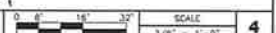
PROPOSED EQUIPMENT PLAN LOCATED ON ROOF



EXISTING ANTENNA PLAN



PROPOSED ANTENNA PLAN



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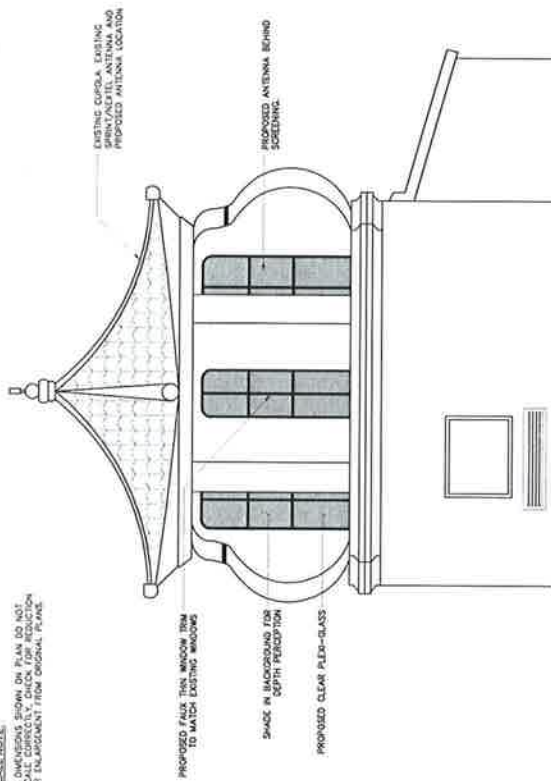
REVISIONS			
NO.	DATE	DESCRIPTION	INITIALS
1	08-12-09	ISSUE DRAWING	JL
2	08-17-09	ISSUE DRAWING	JL
3	12-18-09	CONTRACT MODIFICATION	ML
4	01-13-10	REV. CONDUIT	ML

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SHEET TITLE:
**EQUIPMENT AND
 ANTENNA PLANS**

SHEET NUMBER
A-2

SCALE NOTE:
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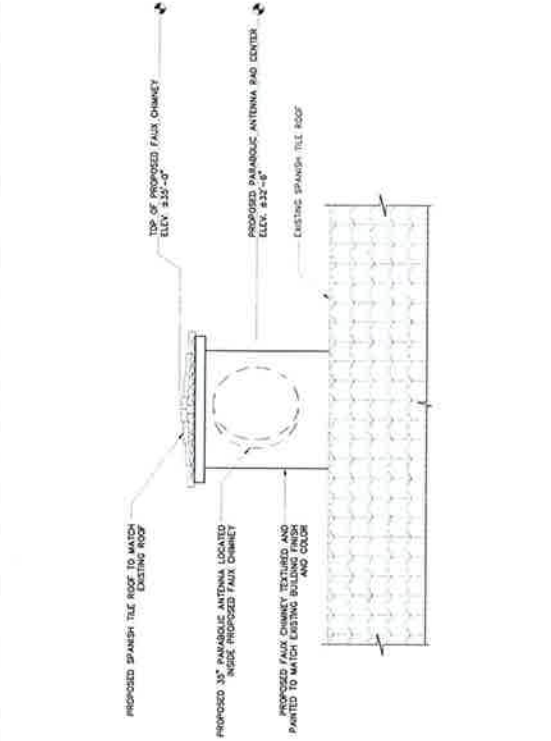


PROPOSED ANTENNA SCREEN AT CUPOLA

1

PROPOSED FAUX CHIMNEY

2



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NO.	DATE	REVISIONS
1	08-11-10	ISSUE FOR PERMITS
2	08-17-10	ISSUE FOR PERMITS
3	08-17-10	ISSUE FOR PERMITS
4	08-17-10	ISSUE FOR PERMITS
5	08-17-10	ISSUE FOR PERMITS
6	08-17-10	ISSUE FOR PERMITS
7	08-17-10	ISSUE FOR PERMITS
8	08-17-10	ISSUE FOR PERMITS
9	08-17-10	ISSUE FOR PERMITS
10	08-17-10	ISSUE FOR PERMITS

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PROJECT TITLE
ANTENNA SCREEN AT CUPOLA

SHEET NUMBER
A-2.1

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