

**CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of February 12, 2009**

Agenda Item # 2

**COMMUNITY DEVELOPMENT DEPARTMENT
PROJECT REVIEW**

Project: 09-1486-CUPM/CDP **Planner:** Nick Bobroff
Address: 5049 Sixth Street
APN: 004-105-004
Zoning: Commercial Planned Development (CPD)
Applicant: Paul Wright, Island Brewing Company

Project Review: Conceptual
 Preliminary/Final

PROJECT DESCRIPTION

This is the preliminary review of a request to modify Island Brewing Company's existing Conditional Use Permit to modify the hours of operation for the tasting room portion of the brewery and add a fenced outdoor patio to the tasting room. The fenced enclosure would create a patio area of approximately 750 square feet immediately in front of the Island Brewing Company tasting room entrance. The fenced enclosure is required by the State Alcoholic Beverage Control (ABC) in order to allow for an outdoor patio area, where alcoholic beverages can be consumed outside.

The patio would be enclosed using two three and a half foot tall removable fences that would project from the building towards the railroad barrier fence along the southern property line. The fences would be held in place using a cotter pin/hinge arrangement at the building connection and bollards at the other ends. A nine and a half foot long fence would be used at the west end of the patio and a 16 foot long fence would be used at the east end of the patio to form two of the sides of the enclosure (the building and railroad fence would make up the other two). These fence dimensions would allow a six-foot wide accessible walkway/opening to be maintained along the southern edge of the patio, up against the railroad perimeter fence. When not in use, the fences would be removed and rolled into the brewery premises.

Plans are attached as Exhibit A.

PROJECT SETTING

The project site is located on the commercial/light industrial multi-tenant warehouse complex bordered by Linden Avenue to the west, Sixth Street to the north, Maple Avenue to the east and the railroad to the south. Island Brewing Company occupies the tenant space at the southwestern corner of the easterly warehouse building. The brewery operates under a Conditional Use Permit that was granted by the Planning commission in 2005 under project 05-1198-CUP/CDP to allow

for the construction and operation of a microbrewery and associated tasting room. At the time, all operations associated with the brewery and tasting room were to be conducted inside of the building.

The paved area in front of the brewery entrance was formerly used for parking and vehicle circulation for the various tenants of the two warehouse buildings. In 2007, a fence permit was issued to the warehouse property owner to construct a four and a half foot high post and rail fence with chain link backing along the southern property line, thereby separating the warehouses from the railroad with a physical barrier. The fence was required by the railroad as a condition on a previous agreement between the property owner and railroad. The new fence effectively eliminated the option for using the paved area between the building and railroad for parking or vehicular circulation. At some point thereafter, the area in front of the Island Brewing Company evolved into an outdoor patio area without the benefit of permits from the City or ABC. Upon inspection in 2008, ABC staff notified Island Brewing Company that they must cease use of the outdoor patio area until the patio is enclosed pursuant to ABC specifications and all proper permits for said patio from both the City and ABC are in place.

The property as a whole is split-zoned Commercial Planned Development (CPD) and General Industry (M), although the portion occupied by Island Brewing Company is only zoned CPD. The entire warehouse complex has a General Industry (GI) land use designation.

PROJECT ANALYSIS

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.	(E) 3 feet*
Side (north)	0 feet	(E) 0 feet
Side (south)	0 feet	New fence: 6 feet
Rear	0 feet	(E) 5 feet
Height	6 feet max.	3.5 feet
Parking	8.86 spaces (for (E) facility + new patio area)	0 spaces on site**

*The existing front setback along Maple Avenue is considered legal non-conforming and is not proposed to be altered as part of this project.

**See parking discussion below.

Fences and Patios

Side yard setbacks for fences, patios and similar structures are not required in the Commercial Planned Development zone where structures are allowed to enjoy zero lot lines. Fences in the commercial zones of the City are typically reviewed as part of a larger discretionary permit and are traditionally limited to a maximum of six feet in height. In considering the review of a proposed fence, the Community Development Department has the authority to refer the matter to the ARB for review and is to ensure that the following two findings can be made:

- *That the design and materials of the proposed fence(s) are compatible with adjacent property fences and the surrounding neighborhood; and*
- *That the proposed fence(s) shall not impede vision or create a hazardous condition for motor vehicles, bicyclists or pedestrians.*

With respect to the first finding, staff notes that the design, color and material of the proposed patio enclosures were selected for their similarity in character to the metal trellis that is found over the Island Brewing Company tasting room entrance. The only immediately adjacent fence to the proposed patio enclosure is the wood post and beam fence (with chain link backing) that separates the railroad right-of-way from the subject warehouse buildings and the state park.

In reviewing the design/materials of the fence, it would also be useful to consider ABC's requirements for patio enclosures. Generally, ABC considers wrought iron, permanent planters, stanchions and rope, stucco walls, wood fences and similar structures to be acceptable. ABC prefers that the entry openings into the patio be no more than five to six feet wide, the barriers surrounding the patio be at least three feet six inches high and that customers not be able to walk through the barrier(s). Finally, the Board should also keep in mind that any proposed patio enclosures must be movable to ensure that adequate fire truck access is maintained through all of the fire gates installed along the railroad perimeter fence. It appears to staff that the proposed enclosure would be consistent with ABC and Fire District requirements, although staff will discuss the design in more detail with these agencies and condition the project if necessary to ensure compliance. **The Board should consider the selected fence material, design and location and comment on whether it is compatible with the adjacent fence and other structures. It may be more appropriate for the applicant to use something similar in character to the railroad fences.**

With regards to the second finding above, staff notes that the installation of the patio enclosure fences would actually help to avoid a hazardous condition by separating tasting room patrons from bicyclists and automobiles with a physical barrier and concentrating the consumption of outdoors alcoholic beverages within a confined area.

Parking

The parking requirement for the existing brewery and tasting room was determined by the Planning Commission to be 7.36 spaces during the original CUP review. This figure was based on a parking rate of 1 space per 500 square feet of gross floor area. Four parking spaces were provided on site at the time and the applicant was required to pay into the annual Parking Lot #3 Assessment District for the remaining 3.36 spaces.

Using the same parking rate, the addition of the patio enclosure area would require an additional 1.5 parking spaces, thereby increasing the total number of required parking spaces to 8.86 spaces. The four on-site parking spaces that Island Brewing Company was previously credited with were lost when the new railroad barrier fence was installed.

As part of the CUP amendment, the applicant is required to address the loss of the four (previous) onsite parking spaces and the additional 1.5 spaces required for the patio enclosure. The applicant is also required to provide a new accessible parking space on site that can access the tasting room and proposed patio enclosure. The applicant is proposing to compensate for the four eliminated spaces and the new 1.5 spaces using a conjunctive use parking arrangement with the adjacent tenants in the commercial warehouse building who pay into the Parking Lot #3 assessment district for 87 spaces. The Planning Commission will consider this proposal as part of their review of the project.

For the accessible parking space, the applicant is proposing to re-stripe two of the remaining onsite parking spaces to the east of the proposed patio enclosure to accommodate the new accessible parking space and loading zone. The location of the accessible space is shown on the attached site plan in Exhibit A. **The Board may wish to comment on the proposed location/orientation of the accessible parking space as it relates to functionality and should consider recommending that it be moved farther east to allow for more vehicle maneuvering space in and out of the parking area.**

Design Review

The proposed metal fence enclosures were designed to be similar in style and character to the metal awning that hangs over the brewery tasting room entrance. The enclosures would be three and a half feet tall and would be nine and a half and 15 feet long respectively. The fence enclosures are designed to be removable, allowing them to be set up each day during business hours and taken in at the end of the evening and/or moved in the event of an emergency or delivery. When in use, the fences would be held in place using a hinge/cotter pin mechanism where the fence would connect to the building and a bollard-type device at the other ends of the fences. Each fence would also be outfitted with a wheel at one end to help wheel it in and out of the tasting room. **The Board's comments on the proposed color, material and design of the patio enclosure would be appreciated.**

In considering the patio enclosure, the Board should also consider the appearance of the patio as a whole since the requested CUP amendment would permit this area to be used as an outdoor patio for the life of the project. Staff notes that there are some potted plants located along the outside of the building that would remain and the applicant intends to move tables and chairs out into the patio once it is established. The Board and applicant may want to discuss ideas for additional improvements or decorative elements that could be made to the patio to give it a more permanent and attractive appearance. The Board should keep in mind however that any landscaping, furniture or similar features would have to be easily movable so that they can be removed after business hours or in the event of an emergency, delivery or similar circumstance. **The Board's comments on the appearance and character of the patio as a whole would be appreciated.**

General Plan/Coastal Plan Neighborhood Policies

The project site has a General Plan/Local Coastal Plan designation of General Industry (GI), and is zoned Commercial Planned Development (CPD). The City's Community Design Element of the General Plan contains both general over-arching policies and specific sub-area policies. The project site is in Design Sub-area 2 (Downtown/Old Town District).

CITYWIDE COMMUNITY DESIGN OBJECTIVES

Objective CD-3: *The design of the community should be consistent with the desire to protect views of the mountains and the sea.*

The proposed fence enclosure would be approximately three and a half feet tall. The adjacent railroad perimeter fence is approximately four and a half feet tall. Therefore, the new fences would not obstruct views of the ocean. In fact, the installation of a patio enclosure in front of the tasting room would allow patrons to sit outside of the tasting room and enjoy views of the sea.

Objective CD-7: *Enhance and maintain the Linden Avenue downtown core, the Carpinteria Avenue commercial core, the Eugenia Professional office area, the Casitas Village, Sheppard's Place Shopping Center and the Cindy Lane-Mark Avenue industrial park districts.*

The addition of an outdoor patio would likely be well-received by visitors and locals alike as the tasting room at the brewery has become a popular destination. **The ARB should comment on the appearance and design of the proposed enclosures. The ARB may also have other suggestions for how to make the patio more pleasant/attractive, such as adding some night lighting, landscaping or similar features typical of a patio.**

SUB AREA 2 OBJECTIVES & POLICIES

Objective CDS2-1: *Preserve and strengthen the visual and physical connections between the downtown, beach, the salt marsh, mountains and the other neighborhoods and districts in the City.*

Objective CDS2-2: *Preserve and enhance the downtown's historic status as the center of commercial activity by encouraging a range of uses that serve both residents and visitors.*

The proposed fences would allow Island Brewing Company to operate an outdoor patio as part of their tasting room operations. Island Brewing Company's tasting room has proved to be a popular venue for both visitors and locals alike and the previous unpermitted outdoor patio saw regular use from patrons. The outdoor patio would allow guests to enjoy the weather and the views across the railroad tracks into the State Park and ocean beyond. Staff believes the new outdoor patio would be a positive addition to the downtown but would appreciate direction from the Board on the aesthetics and design of the enclosure to ensure it is well designed and pleasant looking.

SUMMARY OF ISSUES

- Colors, material and design of proposed fence enclosure;
- Accessible parking space design and location; and
- Lighting, landscaping and similar decorative elements.

RECOMMENDATION

The Board should provide feedback on the proposed design. If they feel the project meets acceptable design criteria, they may recommend preliminary or final approval to the Planning Commission with their comments attached.

ATTACHMENTS

Exhibit A- Site Plan, Fence Plan and Photo-simulations