

**CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of July 15, 2010**

Agenda Item # 2

**COMMUNITY DEVELOPMENT DEPARTMENT
PROJECT REVIEW**

Project: 10-1553-CDP/ARB **Planner:** Steve Goggia
Address: 4975 Sandyland Road
APN: 003-830-CA1 (001-036)
Zoning: Planned Residential Development (PRD-20)
Applicant: Steve Genstil for Carpinteria Shores

Project Review: Conceptual
 Preliminary
 Final

PROJECT DESCRIPTION

This is the preliminary review of a request to install an all floor access elevator (ADA compliant) serving the 36-unit Carpinteria Shores development. The three-story elevator is proposed to be located on the east side of the building, facing the Linden Avenue beach parking lot. The proposed elevator would add approximately 68 sq. ft. to each floor, partially occupying space currently used for storage/laundry. The elevator tower would be a maximum of 31 feet in height, four feet taller than the existing roof. Two sets of stairways would be removed from the east and north building elevations, being replaced by exterior walkways on the second and third floor.

Plans are attached as Exhibit A.

PROJECT SETTING

The beachfront property is located on the west side of the terminus of Linden Avenue across from the Linden Avenue beach parking lot. The approximately 0.78 acre lot is developed with the three-story 36-unit Carpinteria Shores development and 36 on-site parking spaces.

The site is zoned Planned Residential Development (PRD-20) and has a Medium Density Residential (MDR) 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	50 feet from centerline of street or 20 feet from property line, whichever is greater.	Existing: 45 feet from CL, 11 feet from PL* Proposed: No change
Side	5 feet	Existing: Approx. 10 feet Proposed: No change
Rear	15 feet	Existing: Approx. 15 feet Proposed: No change
Height	30 feet	Existing: 27 feet Proposed: 31 feet**
Building Coverage	50% (17,045 square feet) 34,091 square foot site	Existing: 27% (9,270 sq. ft.) Proposed: 27% (9,338 sq. ft.)
Common/Public Open Space	20% min. (6,818 square feet)	Existing: 11% (3,731 sq. ft.) Proposed: 11% (3,731 sq. ft.)*
Density	15 units max (20 units/acre) 0.78-acre site	36 units existing*
Parking	84 spaces (36 covered spaces, 36 uncovered spaces and 12 visitor spaces)	Existing: 36 uncovered spaces Proposed: 36 uncovered spaces*

*See legal non-conforming discussion below

**See height discussion below

Legal Non-Conforming Structures

The existing property is legal non-conforming with respect to the front setback, density, open space and parking requirements, as noted in the above table. The new elevator and exterior walkways would not extend beyond existing setbacks.

Height

The three-story building is currently 27 feet tall. As permitted in Section 14.50.090 of the Zoning Code, the elevator housing may exceed the building height limit where such excess heights are not in conflict with other provisions of the Code.

Design Review

The proposed project involves the installation of an elevator and replacing two sets of exterior stairs with exterior walkways on the second and third floors. A rendering of the proposed elevator tower shows some architectural relief on the east facing wall. **The Board's comments on the proposed architectural detailing of the elevator tower would be appreciated.**

General Plan/Coastal Plan Neighborhood Policies

The project site has a General Plan/Local Coastal Plan designation of Medium Density Residential (MDR), and is zoned Planned Residential Development (PRD-20). 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 1 (Downtown Beach Neighborhood).

CITYWIDE COMMUNITY DESIGN OBJECTIVES

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

While minor in size relative to the existing complex, the new elevator and exterior walkways have the potential to significantly change the appearance of the complex as seen from Sandyland Road and the public beach at the end of Linden Avenue. The existing building dates back to the early 1960s and lacks any defining character or architectural interest. Installing the new elevator tower could provide an opportunity to improve the architecture by breaking up the horizontal lines of the building with a vertical element. **The Board's comments on how the proposed detailing works with the building's architecture would be appreciated.**

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

The addition of the elevator tower and reconfiguration of two sets of the exterior stairways would not significantly impact views of the mountains or the ocean. In reviewing the proposal, staff had requested the architect to look for an alternate location for the elevator, preferably within the interior of the structure. A plan dating back to the 1970s shows a proposed elevator within the interior parking area. Staff notes that although a Southern California Edison easement runs very near to where this elevator had been proposed and placing the elevator in this location would likely remove at least two tenant parking spaces, it may be possible to locate the elevator elsewhere on the property. **Staff would appreciate any comments regarding the proposed location of the elevator.**

SUB AREA 1 OBJECTIVES & POLICIES

Objective CDS1-3: *Ensure that the scale and character of new development is consistent with the existing small-scale character of the residential neighborhood and that it is consistent with the neighborhood “small beach town” image. Discourage new development of large, “boxy” buildings, with ground floors primarily devoted to garages.*

Implementation Policy 7: *To create a picturesque skyline, visible pitched roofs are recommended, rather than flat roofs with parapets or mansard fascias. On three-story elements, visible pitched roofs should be required to prevent the buildings from “walling off” the beach from the town.*

Implementation Policy 8: *Building articulation is encouraged: e.g., balconies, bay windows, dormers, porches and pergolas.*

Implementation Policy 9: *To avoid “top-heavy” buildings, cantilevered elements of upper floors should be supported by visible brackets or braces consistent with the architectural style.*

As presented above, the proposed elevator tower in this location has the potential to add interest to the otherwise nondescript building. The Board has been asked to comment on the location of the elevator tower and the architectural detailing of the new three-story façade. The overall appearance of the building could benefit from a new vertical element if properly carried out.

SUMMARY OF ISSUES

- Proposed elevator location;
- Architectural detailing of the elevator tower; and
- Replacing the two sets of stairs with exterior walkways.

RECOMMENDATION

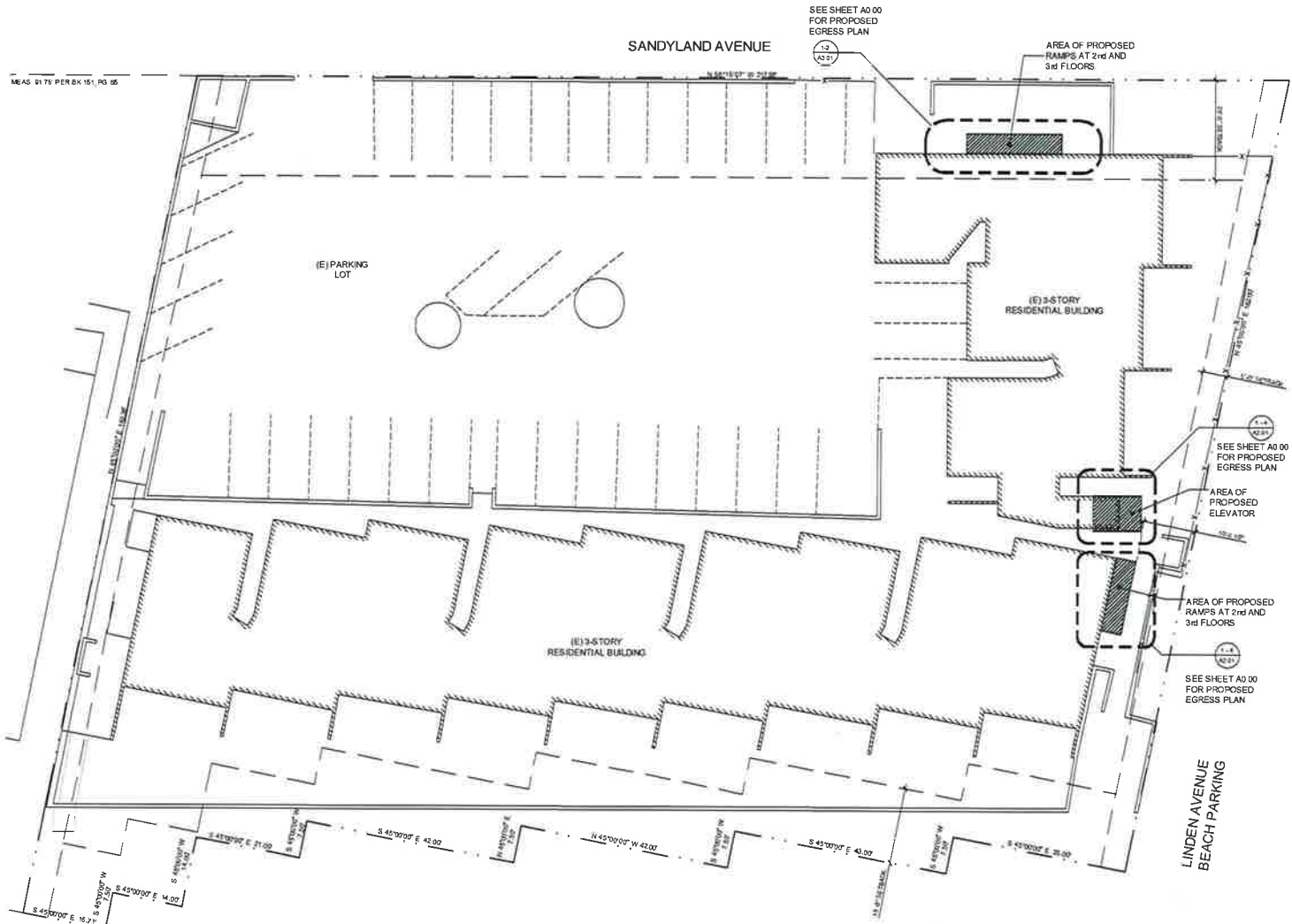
The Board should comment on the issues raised. If the Board feels the project meets acceptable design criteria, the Board should recommend preliminary approval of the project to the Community Development Director with their comments attached.

ATTACHMENTS

Exhibit A- Preliminary architectural drawings and renderings

4975 SANDYLAND ROAD

Elevator Addition and Related ADA Improvements



PLOT PLAN
SCALE 1" = 10'0"

sheet index

ARCHITECTURAL DRAWINGS

T 01	GENERAL INFORMATION, PROJECT DATA
T 02	GENERAL NOTES, CODE ANALYSIS
T 03	GENERAL NOTES
T 04	STANDARD ACCESSIBILITY DETAILS
—	CHIL. TOPOGRAPHIC SURVEY
A 01	PROPOSED EGRESS PLAN
A 02	ELEVATOR PROPOSED PLAN
A 03	LANDSCAPE PLAN
A 04	EXTERIOR ELEVATIONS

project data

Client	4975 Sandyland Road Association 4975 Sandyland Road Carpinteria, CA 93013
Project Address	4975 Sandyland Road Carpinteria, CA 93013
APN	000-030-010-030
Zone	MIR-30
General Plan Design	High Density Residential
High Fire Area	NO
Designation Review Study Area	NO
Construction Type	V
Occupancy	R
# of Stories	(3) THREE
Applicable Codes	This project conforms with the 2007 CBC, 2007 CEC, 2007 CMC, 2007 CPC SE Municipal Code 95445 and State Codes.

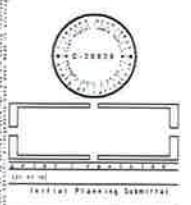
PROJECT DESCRIPTION

Proposed addition of an elevator for ADA compliant access to residential units.



DESIGN STUDIO INCORPORATED
P.O. BOX 1410
SANTA BARBARA, CALIFORNIA 93103

Principal Architect	Edward and Sybil Structural Engineering Consultants 384 E. State Street Santa Barbara, CA 93101 Tel: (805) 574-2883 Fax: (805) 574-2893
Principal Engineer	William Land Structures 3423 Hollister Ave. Santa Barbara, CA 93101 Tel: (805) 438-3377 Fax: (805) 438-3377
Principal Electrician	Electric Services 3100 W. Santa Barbara Santa Barbara, CA 93101 Tel: (805) 434-1212 Fax: (805) 434-1212
Principal Elevator	Regatta Elevator Company 55 Santa Barbara Avenue Santa Barbara, CA 93101 Tel: (805) 963-3322 Fax: (805) 433-4244
Principal Contractor	M J Spore Construction 232 Cottage Grove Avenue Santa Barbara, CA 93101 Tel: (805) 963-3322 Fax: (805) 964-1555 Rick Spore



vicinity map



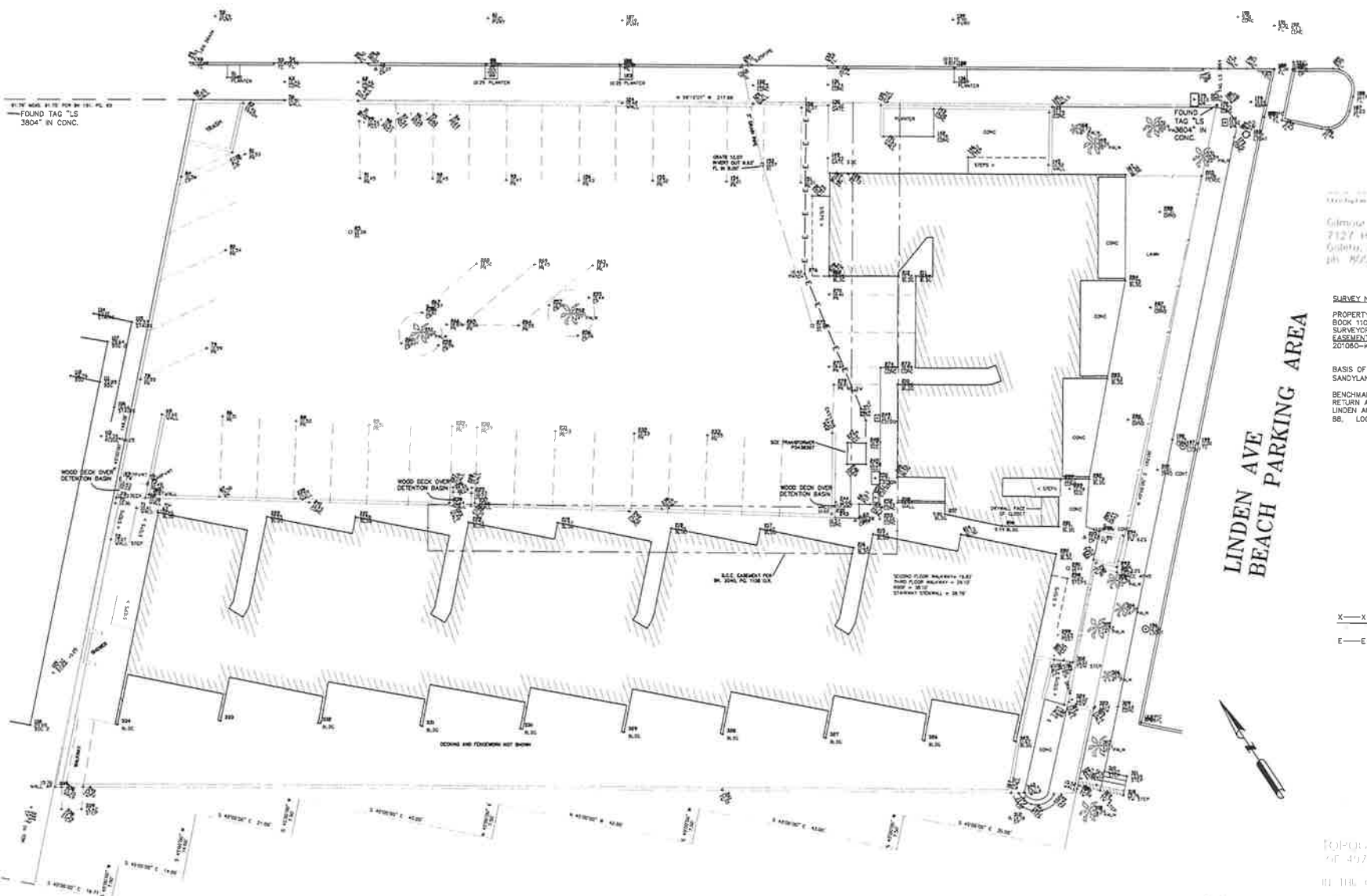
4975 SANDYLAND ROAD

PROJECT ADDRESS: 4975 Sandyland Road
Carpinteria, CA 93013
PROJECT SHEET: Steve Bartlett
685 284 1457



SANDYLAND ROAD 70' WIDE

13 PAGES W/ TAB








 California Land Surveying No. 12119
 7127 Hollister Ave. #214-101
 Culver City, CA 90231
 PH: 310.685.4500

SURVEY NOTES:
 PROPERTY BOUNDARY SHOWN RECORD, PER RECORD OF SURVEY BOOK 110, PAGE 65 AS FILED IN THE OFFICE OF THE COUNTY SURVEYOR, AND INST. NO. 2000-0045141 O.R.
 EASEMENTS SHOWN PER CHICAGO TITLE INSURANCE Co. REPORT 201050-KJ DATED SEPT. 29, 2000

BASIS OF BEARINGS: CENTERLINE MONUMENTS ON LINDEN AT SANDYLAND AND THIRD ST. NORTH 45°00'00" EAST.
 BENCHMARK: 2" DOMED BRASS DISK AT NE END OF CURB RETURN AT THE NORTH EAST CORNER OF THE INTERSECTION OF LINDEN AND SANDYLAND, CITY BENCH 95-5 = 8.581L NAVD 88. LOCAL BENCHMARKS SHOWN AS "CP"

LEGEND:
 EP = EDGE OF PAVEMENT
 FL = FLOORLINE
 TC = TOP OF CURB
 DI = DRAIN INLET
 CONC = CONCRETE
 TW = TOP OF WALL
 FOW = FACE OF WALL
 BOW = BACK OF WALL
 BLDG = BUILDING CORNER
 CL = CENTERLINE
 DW = DRIVEWAY
 PK = PARKING STRIPE
 FF = FINISH FLOOR
 CP = CONTROL POINT

LEGEND:
 X-X-X-X-X-X-X-X = METAL FENCE
 ———— = BUILDING LINE
 E-E-E-E-E-E-E-E = VISIBLE ELECTRIC LINE TRF

 = SCHEMATIC PALM TREE
 = RETAINING WALLS
 = WATER METER
 = WATER VALVES

**LINDEN AVE
 BEACH PARKING AREA**



TOPOGRAPHIC SURVEY
 OF 4975 SANDYLAND ROAD

IN THE CITY OF CARROLLINA

AT THE REQUEST OF CAROLINA HOPE
 APRIL 2, 2019 SCALE 1" = 10'



