

**CITY OF CARPINTERIA  
ARCHITECTURAL REVIEW BOARD  
Meeting of December 17, 2009**

*Agenda Item #2*

**COMMUNITY DEVELOPMENT DEPARTMENT  
PROJECT REVIEW**

**Project:** 09-1530-CON: Albertsons Expansion      **Planner:** Steve Goggia  
**Address:** 1012 & 1018 Casitas Pass  
**APNs:** 001-070-063  
**Zoning:** Commercial Planned Development (CPD)  
**Applicant:** Kent Heasley, Albertsons, Inc.

**Project Review:**     Conceptual  
                               Preliminary  
                               Final

**PROJECT DESCRIPTION**

This is the conceptual review of a request to expand the existing Albertsons store into the former Rite Aid tenant space. The floor area of Albertsons would expand from approx. 20,000 sq. ft. to approx. 40,290 sq. ft. New architectural elements would be built outside of the existing shell in order to unify the two spaces. The parking lot would be reconfigured to provide a pedestrian path running in an east/west direction across the site. Additional landscape planters would be installed.

Plans are attached as Exhibit A.

**PROJECT SETTING**

Albertsons and the former Rite Aid tenant space are located in the Casitas Plaza shopping center, at the north east corner of the Casitas Pass/Carpinteria Avenue intersection. Overall Landscaping for the center had been reviewed by the ARB in July of 2007; some, but not all of the approved landscape improvements have been completed.

**PROJECT ANALYSIS**

**Carpinteria Municipal Code**

In August of last year, the City Council adopted an Ordinance that requires an expanded Conditional Use Permit process for retail uses greater than 20,000 square feet in size. The new Zone Code Section (14.20.045) states that the City Council must approve a Conditional Use Permit in order for retail uses greater than 20,000 square feet in gross floor area to operate in the Central Business and Commercial Planned Development zones. In addition to the findings required for all Conditional Use Permits, seven special

findings specific to retail stores over 20,000 square feet must be made. In general, the special findings focus on meeting local demand, avoiding over-concentration of particular uses, encouraging amenities that enhance local character, minimizing traffic problems, providing sufficient parking, enhancing alternative transportation options and avoiding local economic impacts.

The new code provisions also require the applicant to obtain conceptual review by the ARB and the Planning Commission and/or City Council prior to submittal of the formal Conditional Use Permit application.

The project would also be developed pursuant to Chapter 14.20, the Commercial Planned Development District (CPD) of the City's Zoning Code.

**Development Standards:**

Standard	Requirement/Allowance	Proposal
Building Height	30-foot maximum	Approx. 23 feet existing 30 feet proposed
Landscape	Not less than 10% of the net area.	1.28% (5,000 sq. ft.) existing 1.77% (6,788 sq. ft.) proposed
Parking	No increase in floor area is proposed for the shopping center as a whole	441 spaces existing 457 proposed

**Additional Code Provisions:**

14.20.110 Noise: The noise level emanating from any commercial use or operation shall not exceed five (5) decibels above the ambient level of the area.

14.20.120 Other:

1. Except as otherwise specified, open storage of materials and equipment shall be permitted only when incidental to the permitted use and where the main structure is located on the front portion of the lot. Storage areas shall be shown on the plot plan. All outside storage shall be heavily screened.
2. All mechanical equipment, including heating and air conditioning units, and trash receptacle areas, shall be completely screened from surrounding properties by use of a wall or fence or shall be enclosed within a building.

**General Plan/Coastal Land Use Plan**

The following is a partial list of key policies contained in the City's General Plan/Coastal Plan that pertain to the conceptual proposal. A comprehensive list and full analysis of the applicable policies would occur with the review of a formal application for development.

## **Citywide Community Design Objectives**

**Community Design Element 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.*

**Community Design Element Objective CD-2:** *Architectural designs based on historic regional building types should be encouraged to preserve and enhance the unique character of the city.*

## **Commercial, Office, Industrial & Mixed Use Areas**

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

**Policy CD-7a:** *Retail and commercial uses should generally have large transparent "storefront" windows for display of merchandise to pedestrians. Blank sections of walls on street frontages are strongly discouraged.*

**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.*

**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.*

**Community Design Element 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.*

**Policy CD-13b:** *Lighting shall be low intensity and located and designed so as to minimize direct view of light sources and diffusers and to minimize halo and spillover effects.*

**CD-13-Implementation Policy 6:** *Exterior lighting on commercial development shall be designed to compliment the building and shall be at the minimum height and intensity required to ensure public safety.*

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

**Policy CD-14a:** *To ensure the effective utilization of energy resources, design measures shall be incorporated into project design that allow for development projects to comply with and exceed the minimum energy requirements of the City's Uniform Codes.*

**CD-14-Implementation Policy 10:** *Design of parking facilities shall take into consideration in addition to intended use, the layout of entrances and exits so as to avoid concentrations of cars or excessive idling.*

#### SUMMARY OF ISSUES

In providing conceptual guidance to the applicant, staff believes that there are certain key issues that should frame the discussion:

- Are the new proposed architectural elements appropriate to the setting, and do they enhance the existing Casitas Plaza architecture?
- Is the Casitas Plaza shopping center in need of an overall facelift?
- How does the proposal incorporate the previously approved landscape plan within the overall development of the Casitas Plaza shopping center?
- How well does the new east/west parking lot walkway work as an attractive safe alternative for pedestrians to navigate the parking lot?
- Does the new layout of the parking spaces work for two-way traffic in the vicinity of the new walkway?
- Should any restrictions be placed on the vending machine/propane sales and seasonal sales areas?
- Are the three future secondary sign locations appropriate? and
- Should the parking lot lighting plan be revisited?

#### ATTACHMENTS

Exhibit A: Reduced Plan Sheet set



1018 CASITAS PASS ROAD  
CARPINTERIA, CALIFORNIA

CRAIG  
+  
GRANT



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ALBERTSONS #6355 - CARPINTERIA  
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VICINITY MAP	PROJECT DIRECTORY		SHEET INDEX
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Drawing Date: 11/02/09  
Plot Date: Nov 02, 2009 11:36  
User: jrc  
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COVER SHEET

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