

**City of Carpinteria
Special Joint Meeting of the
City Council and Planning Commission
Agenda
Monday, November 4, 2013, at 6:30 p.m.
Council Chamber, 5775 Carpinteria Avenue**

**ESTIMATED
TIME:**

6:30 p.m.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

The City Council/Planning Commission will receive public comment concerning the matters that are the subject of the special meeting. Persons wishing to address the City Council should fill out a green Request to Speak form. The Mayor will call on you when your item is taken up.

The City Council/Planning Commission will meet for the following purpose:

6:32 p.m.

1. Conceptual Review of a Mixed Residential/Industrial Research Park (office) Project on a 3.62-acre Lot; Property Located in the Carpinteria Bluffs II Planning Area at 6175 Carpinteria Avenue, APN 001-180-032; Property Zoned Industrial Research Park (M-RP); Case No. 13-1679-CON; Barton Myers Associates, Applicant

Recommendation: Receive public input and provide conceptual review and comments on the subject proposal.

Staff presenter: Steve Goggia, Senior Planner

- a. Staff Report
- b. Public Comment
- c. City Council/Planning Commission Comments/Discussion

7:30 p.m.

ADJOURNMENT

Special Joint Meeting
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The next regular meeting to be held on November 12, 2013, at **5:30** P.M., in the Council Chamber, City Hall, 5775 Carpinteria Avenue, Carpinteria, California.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the City Clerk's Office at 684-5405, extension 403 or the California Relay Service at (866) 735-2929. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements for accessibility to this meeting.

This agenda was posted on Wednesday, October 30, 2013, in the City Clerk's Office, on the City Hall Public Notices Board, and on the Internet.

STAFF REPORT

CITY COUNCIL/PLANNING COMMISSION SPECIAL HEARING

November 4, 2013

ITEM FOR CITY COUNCIL AND PLANNING COMMISSION CONSIDERATION

13-1679-CON: MYERS MIXED USE

Conceptual review of a mixed residential/industrial research park (office) project on a 3.62-acre lot located in the Carpinteria Bluffs II planning area at 6175 Carpinteria Avenue.

**Report prepared by: Steve Goggia, Senior Planner
Community Development Department**


Signature

**Reviewed by: Jackie Campbell, Director
Community Development Department**


Signature

Reviewed by: Dave Durflinger, City Manager


Signature



Applicant: Barton Myers Associates

Agent: McGregor Brown Company

Project Location: 6175 Carpinteria Avenue

APN: 001-180-032

Zoning: Industrial Research Park (M-RP)

GP/CP Designation: Research Development
Industrial (RDI)

I. RECOMMENDATION

Receive public input and provide conceptual review and comments on the subject mixed residential/industrial project proposal.

II. PROPOSED PROJECT DESCRIPTION

This is the conceptual review of a request to construct a mixed residential/industrial (office) project on a 3.62-acre lot located in the Carpinteria Bluffs II planning area.

The industrial research office component would be approximately 14,000 square feet in size and occupy the ground floor of the structure closest to Carpinteria Avenue. Subterranean parking would be constructed below. Seven attached residential dwelling units would occupy the second floor.

Eleven detached two-story residences located in two rows would occupy the area between the mixed-use building and the bluff. The 18 residential units total would range in size from 2,500 to 4,000 square feet each, providing for a total residential area of between 45,000 and 72,000 square feet. The conceptual plans don't include scaled elevations however the application text indicates that buildings would not exceed the 30-foot maximum building height. All buildings would be energy efficient and utilize green technologies, including water efficient fixtures, sustainable site strategies and appropriate solar orientation. Each dwelling unit would have private open space.

Forty-two parking spaces would be provided to the office component. Parking for the 18 residences would include 36 covered parking spaces and six visitor spaces.

The project includes the construction of the City's blufftop trail across the southern portion of the property. Landscaping would be compatible to the Bluff natives. The total landscape area would be approximately 57,700 square feet (40% of the lot area). Approximately 48,150 square feet (30% of the lot area) of common open space would be provided.

A reduced plan sheet set is included as Attachment A; Attachment B includes the applicant's request for this conceptual review.

III. BACKGROUND

Purpose of Concept Review

The purpose of the conceptual review process is to allow an applicant to submit tentative plans in order to receive advisory comments and suggestions from the City's decisionmakers. These advisory comments shall constitute a conceptual review only. A conceptual review and recommendation are not binding upon the Planning Commission or City Council as to any further determinations to be made with respect to the project. The City decisionmakers shall be wholly free to render a different determination and/or decision upon formal review of the project. Since only limited information regarding the project is provided at this time, the analysis in this report is preliminary and tentative.

Upon completion of the conceptual review process, the next step for the applicant would be to submit a formal application for the project. Once the City has deemed the application complete, environmental review pursuant to the California Environmental Quality Act (CEQA) would be conducted, followed by formal review by the Architectural Review Board, Planning Commission and the City Council if necessary.

Project Setting

The 3.6 acre site is the last undeveloped parcel zoned M-RP on the Bluffs. The property is bordered by the former 7-UP building (now home to S&S Seeds) to the west and the Plan Member Services building to the east. The property takes direct access from Carpinteria Avenue to the north with the Union Pacific Railroad and the Pacific Ocean to the south. Annual grasses cover a majority of the parcel with coastal sage and riparian vegetation to the south and southeast property boundaries. The topography of the site is relatively flat where the structures are proposed before the bluff drops to the railroad tracks below. A separate 0.30-acre parcel (001-180-031) under the same ownership is situated between the railroad tracks and the ocean. It is not included in this current proposal.

In 1998, the Planning Commission approved a Development Plan (R. P. Enterprises) to construct a 40,000 square foot professional office development (movie post-production company) consisting of two buildings with offices, a private screening room, dining room and kitchen. The proposal was approved with 50 parking spaces to be paved and an additional 30 spaces to be constructed at a later date if needed. The project was never built and that permit expired in February 2001.

The project site is located within Community Design Subarea 6: the Bluffs Area II of the City's General Plan/Coastal Plan.

IV. ENVIRONMENTAL

The conceptual review application is not subject to review under the California Environmental Quality Act (CEQA). Review of the project's potential environmental effects would occur with a formal project application submittal.

V. ANALYSIS

Title 14 Zoning

The purpose of the Industrial Research Park (M-RP) district is to provide areas primarily for light industry, technical research, and large business headquarters office use in well-designed buildings and attractively landscaped areas. The opportunity and limitations mixed residential/industrial uses for the M-RP district are detailed in Sections 14.26.120-140 of the Zoning code. The intent of the mixed residential/industrial use is

to encourage rehabilitation of important existing housing stock or the production of affordable housing and to assist the City in maintaining an appropriate balance between jobs and housing while assuring that industrial research park use is the primary use within the zone. Mixed residential/industrial park use must be found compatible with existing and anticipated use in the surrounding area in order to be permitted.

The proposed 14,000 square foot industrial research park component is not adequate for a business headquarters comparable to the more recently developed buildings at 6185 Carpinteria Ave. (Planned Member Services, 36,798 sq. ft.), 6267 Carpinteria Ave. (Venoco, 53,000 sq. ft.) and 6303-6307 Carpinteria Ave. (CKE campus, 120,922 sq. ft.). The Lagunitas business park building will be approximately 85,000 square feet in size.

The mixed use development standards require the City to determine the appropriate density, up to a maximum of 20 units per acre. This section also indicates that residential uses are to be developed pursuant to the Planned Unit Development (PUD) chapter of the Zoning Code. Consistent with these standards, the proposed residential density is approximately five units per acre with the building coverage at approximately 23% (30% maximum). The 20% common open space requirement is met as the project would provide 48,151 square feet (30%) of common open space. The City is to determine the amount of public open space provided for coastal access, recreation and the protection of public views, but in no case shall it be less than 20% of the area of the lot.

Parking for the 14,000 square feet of office provides 1.5 spaces per 500 sq. ft. This is greater than the one space per 500 square feet minimum required for research and development, but less than the two spaces per 500 square feet required for administrative/professional offices. As the actual use and floor plan of the space has not been identified for this concept review, the determination of the required number of parking spaces for the industrial research office would be made as part of the development permit application.

Additionally, pursuant to the parking regulations (Section 14.54.070.2 (a), off-street parking spaces are not to be located in the required front or side yard setback area. As the current plan shows 18 spaces within the front setback, a modification from the development standards would be necessary.

The findings section identifies three additional findings that must be made by the decisionmakers in order to approve the mixed residential/industrial use:

1. *The mixed use development encourages rehabilitation of important existing housing stock, or would result in the production of affordable housing and that the mixed use would assist the City in maintaining an appropriate balance between jobs and housing.*

As proposed, the mixed use development does not rehabilitate existing housing stock. The inclusionary housing provisions (CMC Chapter 14.75) would require 12% of the total residential units set at a sales price affordable to households earning 121% of the area median income. Development of 18 residential units would require three residential units to be sold at the above-moderate income level (2.16 units rounded up).

If on the market today the maximum sales prices for the units would be \$274,400 for a two-bedroom and \$332,800 for a three-bedroom residence.

With regard to promoting a balance of jobs and housing, staff believes that the City is currently within a range considered balanced. Over time, it is expected that there will be a greater need to promote and protect job growth than housing. The South Coast of Santa Barbara County is expected to remain a very attractive location for retirees and second home buyers (the City already has one of the highest vacancy rates in the County and household size has declined significantly over the past ten years) and due to constraints on residential growth in the unincorporated Carpinteria Valley, it is expected that there will always be demand for such housing and therefore pressure to convert commercial and industrial areas of the City to residential use.

With that said, the subject site is one of several identified in the City's Housing Element of the General Plan as a candidate site for developing units in the lower income categories. However, most of the lower income housing need identified in the Housing Element is already met through approved projects and due to the need to change the land use and zoning in order to allow for residential use of the site, it is not expected that the subject site would be developed as a lower income residential only project but, rather, would perhaps be a candidate for the establishment of a few lower income units as a part of a mixed use project.

2. *The mixed use development is compatible with existing and anticipated uses in the area surrounding the site.*

The Community Design Element of the General/Coastal Plan indicates that it has long been a community goal to avoid piecemeal development of the Bluffs, and to ensure that future developments within the Bluffs Area complement each other. Bluffs Area II encompasses the currently developed business park, and includes one remaining vacant parcel situated between developed properties.



The Community Design Element states:

It is anticipated that infill of this area will continue consisting of small to medium sized buildings, limited signage, and a more "urban" appearance than that of Bluff Areas I and III. Although the City intends to retain the types of uses currently found in Bluffs Area II, upgrading or removal of existing buildings will be needed over time.



The development of 18 residential units in the Bluffs II business park would create an island of residential use surrounded by office buildings, especially as viewed from the Coastal Vista Trail. Development as proposed could in turn influence owners of the adjacent S & S Seeds building to also seek to redevelop that site as a predominately residential project.

If it is ultimately determined that residential use of this area is preferred over the business park uses, a Local Coastal Program Amendment to apply a Residential Overlay, or change the land use and zoning designations to multiple family residential may be a better path.

3. *Industrial use of the site is the primary use and residential use is secondary. The industrial use shall be found to be the primary use if it is greater in area than the residential component and/or is situated and designed such that it appears and functions as the primary use of the parcel from its primary street frontage.*

The proposed 18 residential units ranging in size between 2,500 and 4,000 square feet would put the total residential square footage somewhere between 45,000 and 72,000 square feet, much greater in area than the proposed 14,000 square feet of office space.

Staff has determined that the residential component of the project would be more visible and the site would be characterized by residential rather than industrial research park use. The mixed-use provisions of the zone code exist to compliment and support commercial and industrial uses within the City, not to allow the conversion of commercial and industrial sites to residential use. Staff feels that the subject proposal would more appropriately be considered as a land use and zone change request from commercial/industrial to residential use.

In meetings with the applicant's team prior to the submittal of the concept application, staff suggested that for this particular location, a mixed industrial/residential use similar to the Bega project is a type of mixed use development that could be found consistent with City standards. Bega includes three apartments that support the company headquarters' use. The apartments total 5,516 square feet with the office, manufacturing and warehouse space totaling approximately 116,579 square feet, making the residential use clearly secondary to the primary industrial research park use. The apartment units at Bega are not individually owned condominiums and are occupied by the site manager and occasional visitors to the facility such as the German owners and their interns or other travelling employees.

General Plan/ Coastal Plan

The project site has a General Plan/Coastal Plan designation of Research Development Industrial (RDI) and is within Subarea 6, Bluffs Area II.

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.

Predominately Residential Use of the M-RP Property

Land Use Element Objective LU-6: *Create flexible land use and zoning standards for general commercial and industrial parcels that allow opportunities for residential use to expand, as determined appropriate by the City, in response to changing needs relative to the jobs/housing balance locally and in the region, and as incentive toward the development of affordable housing.*

Land Use Element Objective LU-1: *Establish the basis for orderly, well planned urban development while protecting coastal resources and providing for greater access and recreational opportunities for the public.*

Land Use Element Objective LU-3: *Preserve the small beach town character of the built environment of Carpinteria, encouraging compatible revitalization and avoiding sprawl development at the city's edge.*

Policy LU-3a: *New development shall occur contiguous to existing developed areas of the city. Higher density in certain residential neighborhoods and for residential uses in commercial districts shall be provided as a means to concentrate development in the urban core consistent with zoning designations, particularly where redevelopment of existing structures is proposed.*

Policy LU-3g: *Provide for a range of business activities that bring vitality, revenue, and employment to Carpinteria and are compatible with its small town character.*

As presented above, a predominately high-end residential project on the subject parcel is not compatible with the existing Industrial Research Park district and the adjacent office park buildings on both sides of the property. It would be inconsistent as a stand-alone development and would create pressure to redevelop the adjacent 3.17-acre parcel to the west with similar residential uses. This would create an unplanned residential enclave outside of the City's established residential neighborhoods; separated from convenient services, undermining the City's interest in promoting and directing new residential investments into existing neighborhoods and setting a precedent for the further conversion of commercial sites for residential use.

As discussed previously, if the City Council determines that residential use of this area is preferred over the planned business park uses, a Local Coastal Program Amendment to apply the Residential Overlay, or change the land use and zoning designations to multiple family residential uses, would be a better path to address the land use issue of a primarily residential development proposed in the industrial research park zone district.

Size, Bulk and Scale

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 CDS6-2: *Ensure that development is controlled to avoid impacts to significant viewsheds, vistas, and view corridors.*

Policy CDS6-b: *Development on the Bluffs shall not obstruct existing view corridors of the ocean and bluff top edge. In addition, views of the ocean and mountains for users of the Carpinteria Bluffs Nature Park and coastal trail(s), for bluffs area property owners and visitors, and for passing motorists, shall be maintained.*

CDS6-Implementation Policy 57: *New structures shall be low intensity, and reflect the low-rise, small-town feel of the surrounding area. New structures shall be designed to blend into the site and the rest of the City.*

CDS6-Implementation Policy 58: *All structures, including ancillary structures, shall be appropriately placed so as to minimize their obtrusiveness, and to maintain existing view corridors. Existing views from Bailard Avenue, Carpinteria Avenue, and U.S. 101 to the ocean shall be preserved.*

CDS6-Implementation Policy 59 (part): *Development that is located on or adjacent to bluffs, beaches, or streams shall be designed and sited to prevent adverse impacts on the visual quality of these resources.*

- *The overall scale and massing of structures shall respect the natural setting of the Carpinteria Bluffs and its unique visual resources by incorporating designs that minimize bulk and mass, follow natural topographic variations, and minimize visual intrusion into the bluff edge park and bluff top trail, riparian area within Area II, and adjacent beach areas.*
- *In addition to the mass and scale of the structure, the total square footage of structures shall also be maintained at a size that preserves the area's open character, and is compatible with adjacent open space areas.*

CDS6-Implementation Policy 70: *The size, height, bulk, and location of buildings within the Carpinteria Bluffs are to be managed in relation to the overall site design and relationships to other buildings to avoid a crowded appearance, preserve a visual appearance of openness, and to maintain an overall low-intensity character of the Carpinteria Bluffs. For Bluffs II, it has been determined that up to a total of approximately 311,018 square feet of building area may be considered without inherently exceeding the intensity of development that is acceptable.*

The Policies above encourage low intensity development, respecting the natural setting of the Bluffs. Implementation Policy 70 is specific in defining a total square foot maximum building area for the Bluffs II area (311,018 sq. ft.) before exceeding the acceptable buildout. The staff report prepared for the R. P. Enterprises project, approved on the same site in 1998, indicated there was approximately 50,325 square feet of buildout remaining before the 311,018 square foot cap would be reached. The approved R. P. Enterprises project included two buildings totaling 40,000 square feet. There have not been any substantial square foot increases permitted in the Bluffs II area since the staff report was written, thus the remaining buildout of approximately 50,325 square feet has not changed.

The current proposal contemplates between 45,000 and 72,000 square feet of residential development (18 residential units ranging in size from 2,500 to 4,000 sq. ft) and 14,000 square feet of office space, well over the 50,325 square foot cap.

Architectural Elements

CDS6-Implementation Policy 59 (part): *Development that is located on or adjacent to bluffs, beaches, or streams shall be designed and sited to prevent adverse impacts on the visual quality of these resources.*

- *New development is to remain visually subordinate to surrounding natural and introduced landscaping. New buildings, signs, roads, and other man-made features should borrow from naturally established forms, lines, colors, and textures, including the forms, lines, colors, and textures introduced as part of site landscaping. New buildings, signs, roads, and other man-made features should also be at such a scale that they contribute to the desired low intensity character for the Carpinteria Bluffs.*

CDS6-Implementation Policy 74 (part): *The design plan shall include an overall design theme for the project and provide for the “blending” of the urban components of the site with the natural surroundings and current existing buildings around the site. The design plan shall include the following.*

- *A diversity of building styles is permissible, but must utilize styles that are already present in the city. Such design guidelines should also respect the natural attributes of the site, and give consideration to the location of the site (i.e., on a bluff adjacent to the ocean).*
- *Architectural style, including materials and colors, should be compatible with the site’s natural and landscaped setting. The use of colors, textures, materials and forms that will attract attention by not relating to other elements in the neighborhood is to be avoided. No one structure should stand out.*
- *Building forms and elevations should create interesting roof silhouettes, strong patterns of light and shadow, and integral architectural detail. Box-like structures and flat, monotonous facades are to be avoided.*
- *A low-rise setting with strong pedestrian orientation is to be provided. Site planning should favor pedestrian traffic by providing canopy trees to shade walkways, furnishing gathering places, and organizing buildings so that users have a continuous pedestrian level experience.*

While the architectural style and elements are not expressly detailed in the conceptual plans, staff anticipates a contemporary style, in keeping with the architectural style of the newer structures in the Bluffs II area.

Carpinteria Blufftop Trail

Community Design Element Objective CDS6-1: *Maintain the Carpinteria Bluffs Access, Recreation & Open Space Master Program as the coordinated plan for the Carpinteria Bluffs area that will allow development of uses identified in the Land Use Plan herein, so as to complement one another and preserve and enhance the site’s coastal environment.*

Open Space, Recreation & Conservation Element Objective Policy OSC-2g: *Offset the impacts of private development to existing opportunities for public access and recreation by requiring that such development include public access and recreational improvements.*

OSC-14-Implementation Policy 63 (part): *The Carpinteria Bluffs Coastal Access, Recreation and Open Space Master Program requires projects on the bluffs to dedicate and construct the onsite portion of the bluff top trail.*

This important link of the Blufftop Trail is shown to be incorporated into the project description and site plan. In order to be implemented, the trail segment proposed to be located on the adjacent S&S Seeds property will also need to be developed, or a link from Carpinteria Avenue along the western property boundary would need to be incorporated into the project. The City is currently exploring the possibilities with the owner of the adjacent property to acquire an easement across the lower portion of the property so that this important trail section can be completed.

If this project is developed as proposed, this would be the only segment of the Blufftop Trail that traverses residentially developed properties. In addition to creating a different experience for trail users, residential uses adjacent to public trails often create land use conflicts at the public/private interface.

Housing Element

Jobs/Housing Balance

The City's ratio of jobs to housing is considered "balanced" but the Carpinteria Valley as a whole has an inadequate amount of housing compared to the number of jobs. A significant component of the housing need in Carpinteria is jobs generated by "uses of more than local importance"¹ such as coastal agriculture and visitor-serving development that are encouraged by the Coastal Act.

As previously stated, Technical Appendix D in the City's Housing Element identifies the property as Site #6, noting that it could provide up to 30 needed lower (low, very low and extremely low) income dwelling units. The analysis considered a residential-only development to reach the 30 units. The Residential (R) Overlay must first be established in order to develop a residential-only project on this site. The process to establish the R Overlay where it does not currently exist requires the California Coastal Commission to certify a Local Coastal Program Amendment.

The jobs/housing balance formula for the City includes ensuring an adequate amount commercial/industrial space. If left alone, it would be expected that pressure for residential use would significantly erode the City's commercial/industrial base.

¹ Uses of more than local importance are identified in §13513 of the California Code of Regulations.

Development Impact Fees

A series of ordinances and resolutions adopted by the City Council require the payment of various development impact fees. If the project were approved as submitted, it would be subject to the fees as shown in the following table. **The amounts shown are estimates only. The actual amounts will be calculated in accordance with the fee resolutions in effect when the fees are paid.** The Fees are updated annually in July.

The developer of a project that is required to pay development impact fees may apply to the City Council for a reduction, adjustment or waiver of any of those fees based on the absence of any reasonable relationship or nexus between the impacts of the proposed development and either the amount of the fee(s) charged or the type of facilities to be financed. The application must be in writing and must be submitted to the city clerk either ten days prior to the public hearing on the development permit for the project, or if no development permit is required, at the time of the filing of the request for a building permit.

Estimated Development Impact Fees 18 residential Condominiums and 14,000 sq. ft. of industrial office

Fee Type	Total Fee
Streets and Thoroughfares	\$16,064.50
Highway Interchanges & Bridges	\$362,404.38
Traffic Control Facilities	\$25,639.00
General Facilities & Equipment	\$25,167.38
Storm Drainage Facilities	\$40,535.09
Parkland Acquisition & Quimby	\$30,871.50
Parkland Improvement	\$67,070.34
Aquatic Facilities	\$6,016.32
Open Space Acquisition	\$21,000.00
TOTAL	\$702,203.79

** Per Resolution 5382 the Highway Interchanges and Bridges fee has been discounted by 50% for commercial, industrial and resort/hotel uses until April 30, 2015.*

VI. SUMMARY OF ISSUES

In providing conceptual guidance to the applicant, the following list of topics should frame the discussion:

- Size of the research park / office space;
- Development of a primarily residential project on the Industrial Research Park property;
- Building size, bulk and scale; and
- Compatibility with the adjacent uses including other office buildings and the Coastal Vista Trail.

VII. ATTACHMENTS

Attachment A	Reduced Plan Sheet Set
Attachment B	Applicant's Request for Conceptual Review

Attachment A

Reduced Plan Sheet Set

Myers Mixed Use Concept Review
Project No. 13-1679-CON
November 4, 2013



Downtown Carpinteria

U.S. Highway 101

Carpinteria Bluffs Open Space

Project Site

Rincon Beach Park





U.S. Highway 101

Carpinteria Bluffs Open Space

S&S Seeds

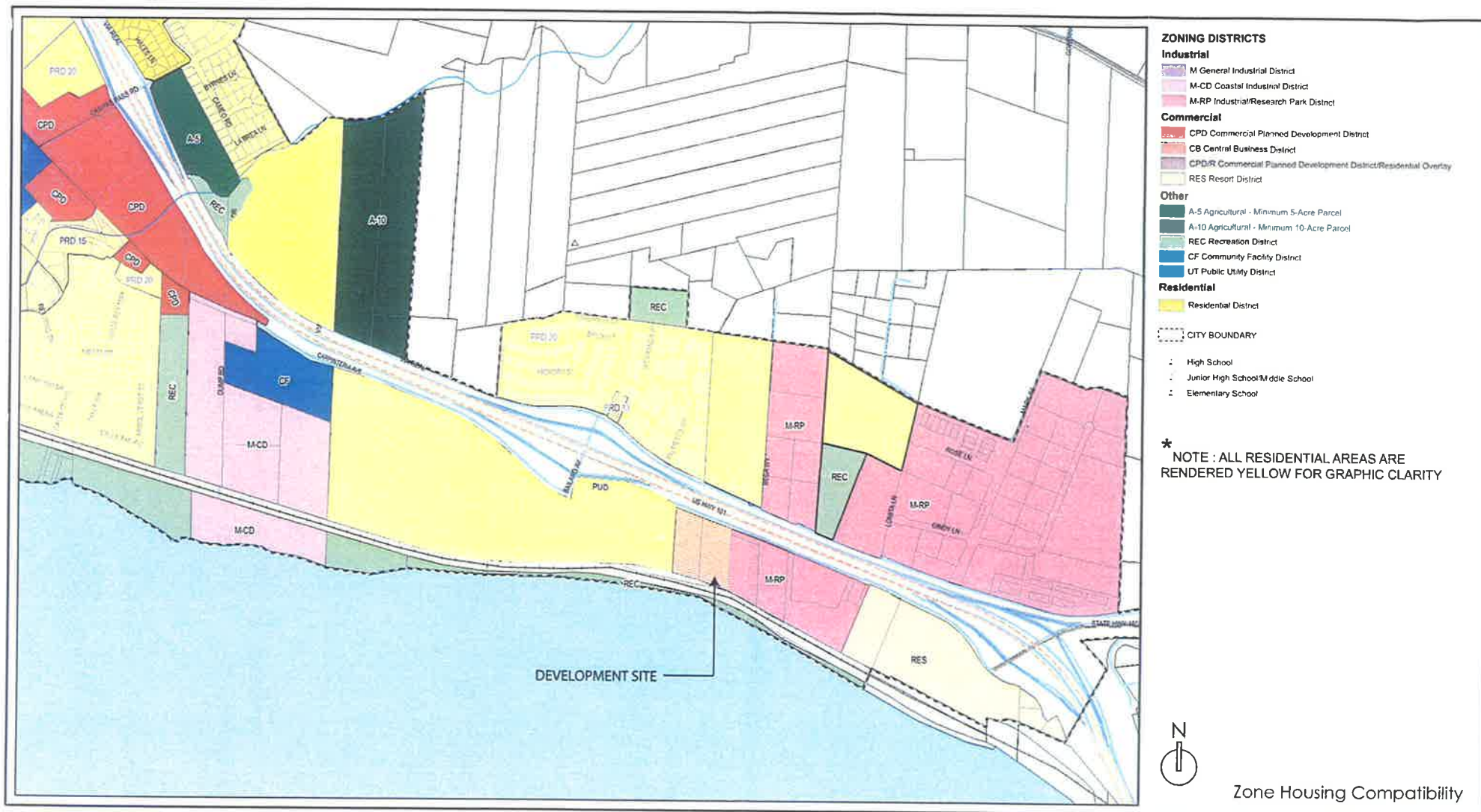
Project Site

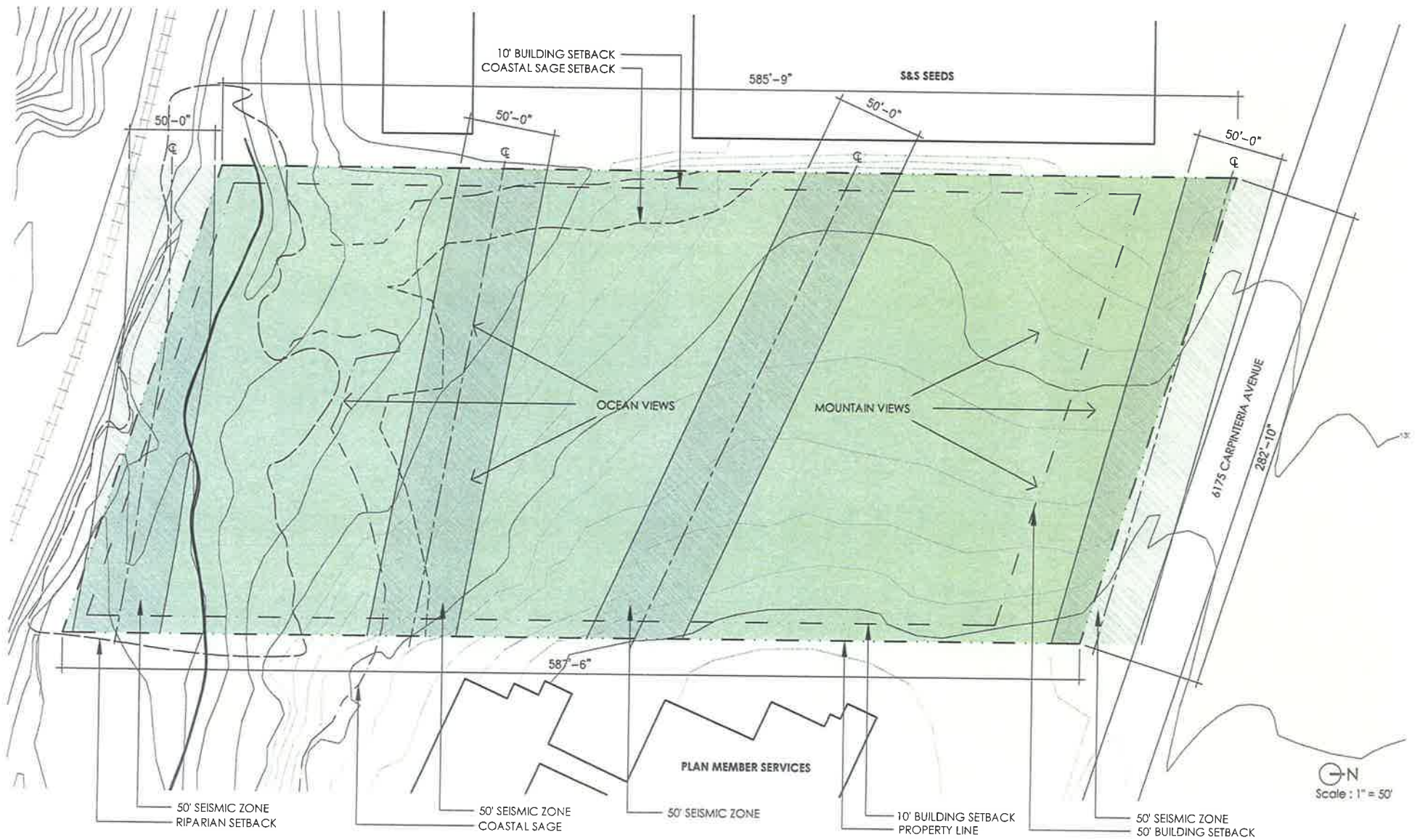
Plan Member Services

Bates Beach

Future Hotel Site







GROSS SITE AREA 3.624 ACRES
NET SITE AREA 3.414 ACRES



BUILDING LOT COVERAGE 23% (~37,000sf)
 AREA LANDSCAPE 36% (~57,700sf)
 COMMON OPEN SPACE 30% (~48,151sf)

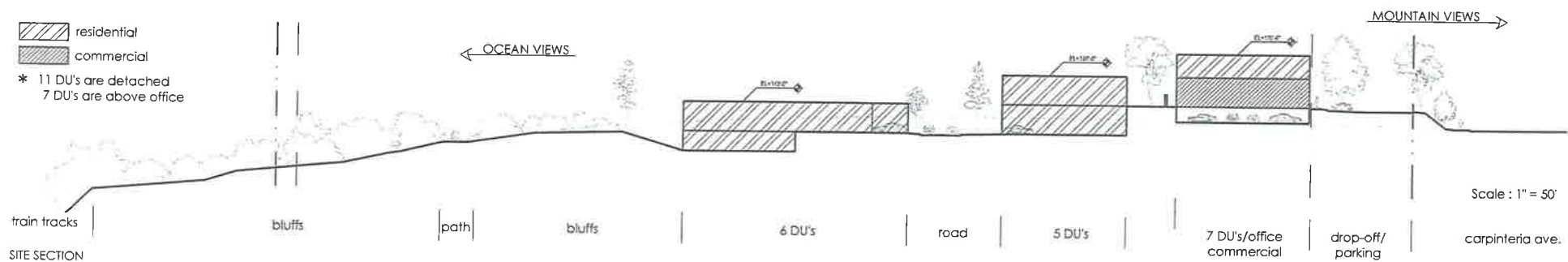
Commercial/Office @ 14,000gsf
 18 DU's @ 5 units/acres

R.P. Enterprises/McGregor Brown Company/
 Barton Myers Associates
 11 September



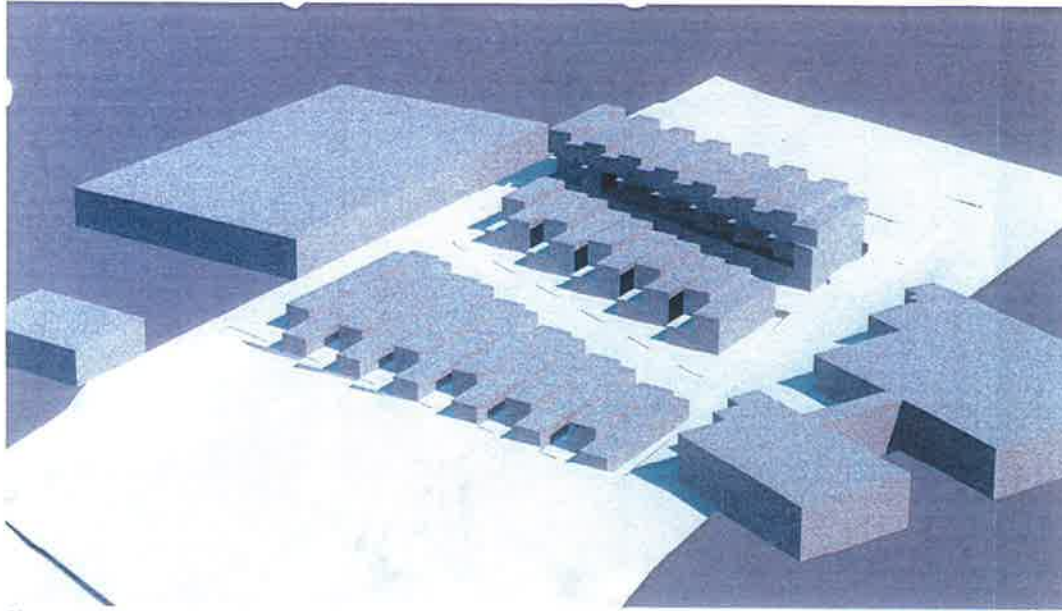
residential
 commercial

* 11 DU's are detached
 7 DU's are above office

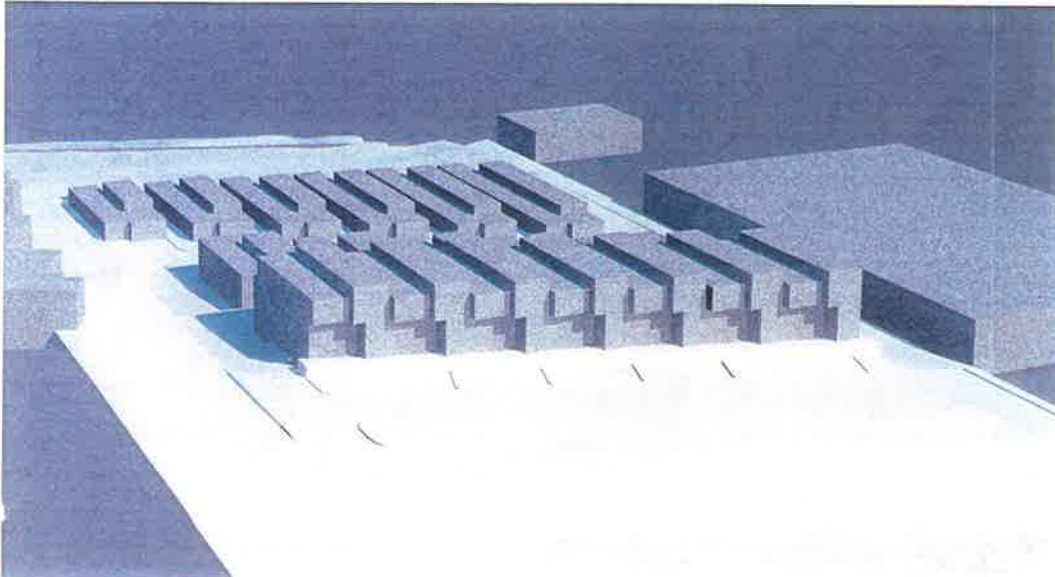


Commercial/Office @ 14,000gsf
 18 DU's @ 5 units/acres
 Visitor Parking
 Total

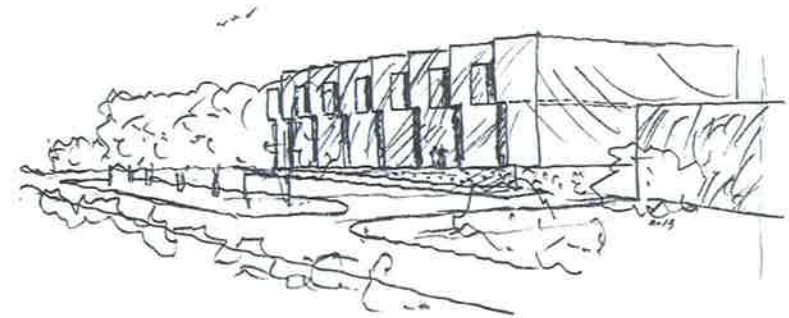
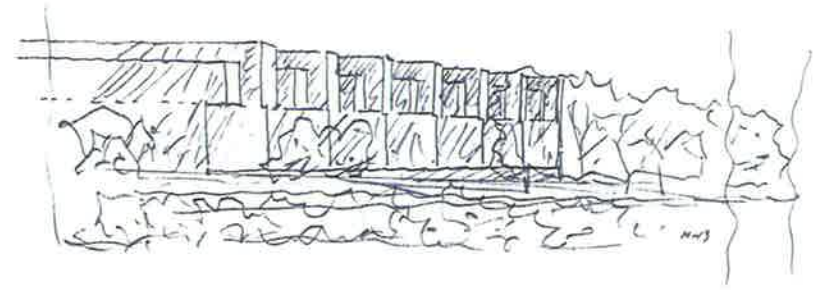
3 spaces/1000sf = 42 spaces
 36 spaces
 6 spaces
 84 total spaces



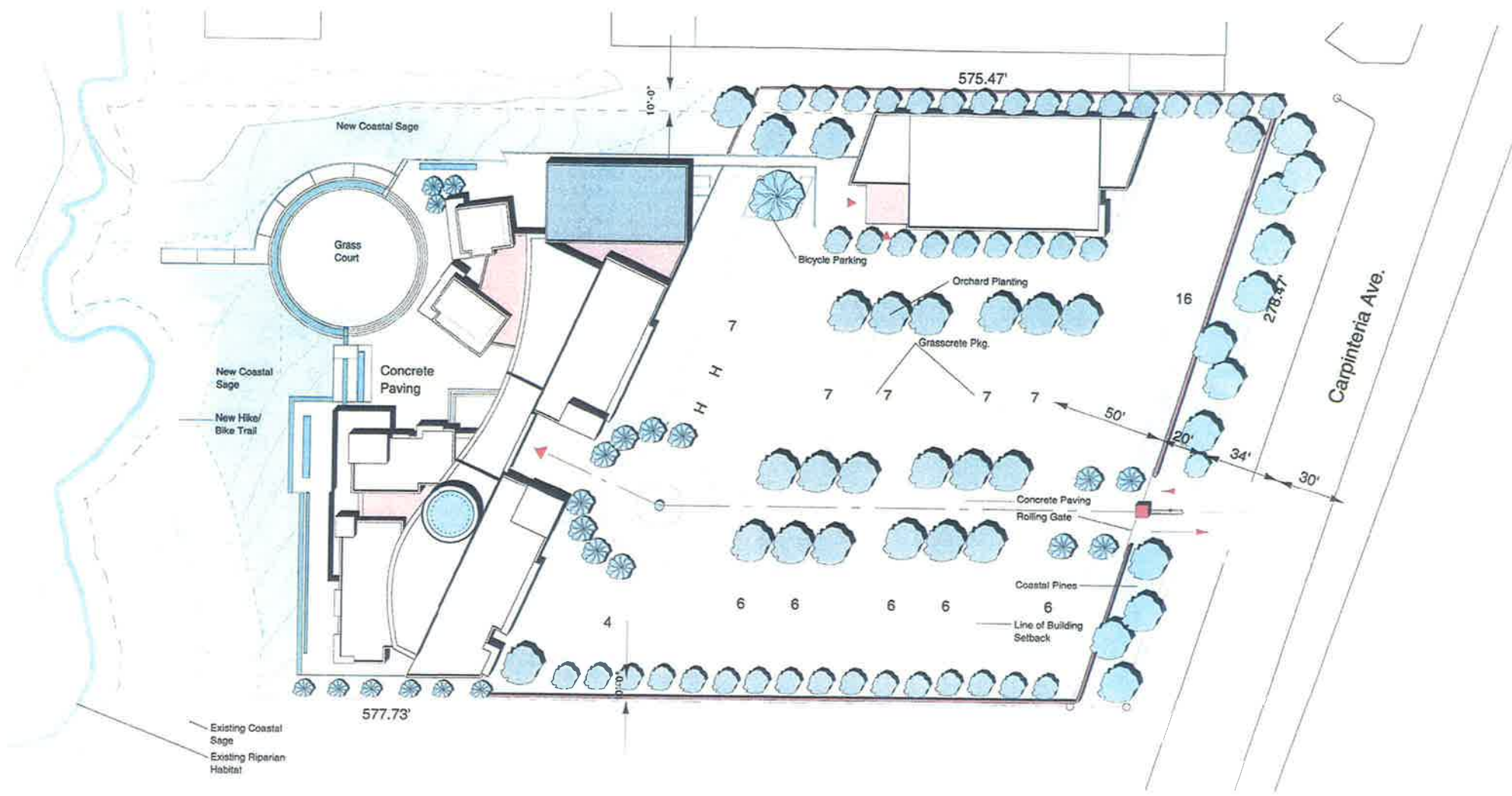
Massing Model - View North

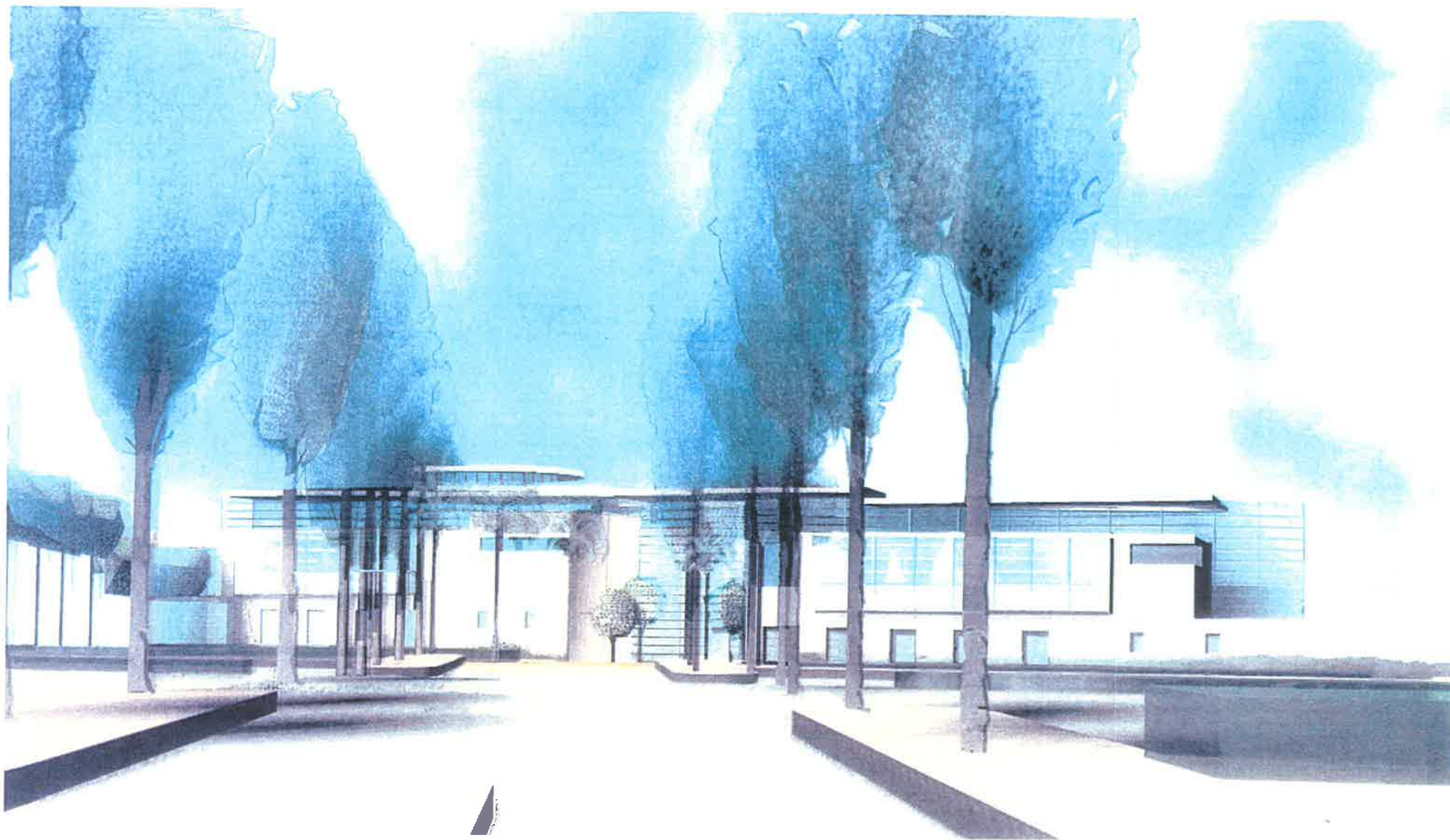


Massing Model - View South



Sketched Views from Carpinteria Ave.





RENDERING
R.P. ENTERPRISES / BARTON MYERS ASSOCIATES
APPROVED PROPOSAL 1998

Attachment B

Applicant's Request for Conceptual Review

Myers Mixed Use Concept Review
Project No. 13-1679-CON
November 4, 2013

6175 Carpinteria Avenue - Conceptual Proposal

1) The Proposal / Project Description

Site Address: 6175 Carpinteria Avenue, Carpinteria, CA
GP Area: Carpinteria Bluffs II
Zoning: M-RP (Industrial/Research Park)
Site APN: 001-180-032

Project Description:

A mixed use industrial (office) and housing development.

Office Component: +/- 14,000 gsf
Office Parking: 42 Parking Spaces (3:1000)

Housing Component: 18 DUs (at 5DU/acre) – 11 DU Detached with 7 DU over the office building
Housing Parking: 36 Covered Parking Spaces for DUs
6 Visitor Parking Spaces
42 Parking Spaces

Site Area:

Gross Area 3.624 acres (157,874 sf)
Net Area 3.414 acres (143,731 sf)

Bldg. Lot Coverage: 37,000 sf (+/- 26%) – 30% of net area max
Landscape Area: 57,701 sf (+/- 40%) – 30% of net area minimum
Common Open Space: 48,150 sf (+/- 30%) – 20% of gross parcel
Bldg. Height: 30' Maximum
Min. Parcel: 1 acre

Setbacks:

Front Yard 80' from CL Street or 50' property line
Rear Yard 10'
Side Yard 10'

2) Background

The 3.624 acre site lies in the M-RP (Industrial Research Park) mixed use zoning on the Carpinteria Bluffs Area II. In 1998, the City of Carpinteria granted to R.P. Enterprises entitlements to construct an approximately 40,000 gsf office/studio complex with +/- 85 parking spaces (2 cars per 1000 sf). For various reasons the project was not realized and the site was unsuccessfully placed on the market for sale from 2008 to 2009.

However, with the implementation of the Bluffs Park and a mixed-use “overlay” within the M-RP zoning, the ownership team believes this last vacant lot on the Pacific Ocean is suitable for a sustainable and attractive mixed-use project, including industrial research offices along Carpinteria Avenue with a mix of housing types above and to the south of the main industrial research office space.

From previous work by both City Staff and the Applicant’s consultants, much is known about the suitability of the site for the proposed project. From the previous proposal, the applicant has geotechnical, biological, archaeology, environmental, soils, and transportation reports. Many of these findings are touched on in this initial concept proposal and will be updated at a later date.

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Two City of Carpinteria planning documents form the context for the consideration of a mixed use office / housing proposal:

- A) Title 14, the City of Carpinteria Zoning Ordinance
- B) The General Plan / Local Coastal Land Use and Environmental Impact Report (April 2003), including the Carpinteria Bluffs Coastal Access, Recreation and Open Space Master Program (95-743-LCPA)

Title 14, Chapter 14.26, M-RP (Industrial / Research Park) permits a mixed use office housing option that shall be developed both to standards and regulation as defined in the chapter. For industrial development, its component refer to Chapter 14.26. The residential component use shall be developed pursuant to standards and regulations in Chapter 14.16 (PUD Planned Unit Development District)

Under Title 14, the M-RP (Industrial / Research Park) mixed use zoning, the office and industrial component is calculated by gross square footage and under 14.16 (PUD), the housing component is calculated by dwelling units per acre.

Finding for approval of mixed use development (14.26.140)

- 1) The mixed use is compatible with existing and anticipated uses in area (See Diagram Zone Housing Compatibility)
 - a. Site Access to Bluffs Park and Bluff Walk connecting Rincon to downtown Carpinteria.
 - b. Spectacular views to Pacific Ocean, Channel Islands and Los Padres National Forest.
 - c. Extraordinary auto accessibility and excellent public transportation on Carpinteria Avenue.
 - d. Bicycle routes connecting site to downtown Carpinteria.
- 2) The industrial use of the site appears and functions as the primary use of the site from its primary street frontage, Carpinteria Avenue.

Chapter 14.16 Planned Unit Development

The Planned Unit Development chapter caps the maximum density at 20 du/acre, while this proposal is at approximately 5 du/acre. Building coverage is required to be a maximum of 30% of net lot area, the common space must be at least 20% of gross lot area. The height is capped at 30' as is the office component.

General Plan / Local Coastal Plan & EIR

The project at 6175 Carpinteria Avenue is the last vacant lot in Bluffs Area II with an approximate office allocation of +/- 50,000 gsf. Under Title 14, mixed use, the industrial research office is to utilize approximately 14,000 gsf for industrial/office plus 18 dwelling units (5du/acre). All of the environment requirements, set backs, open space and height requirements can be met.

3) Site Compatibility

The City of Carpinteria General Plan's Land Use Element lists the site at 6175 Carpinteria Avenue under Research and Development Industrial. Per the General Plan, the "RDI land use category is characterized by well-designed groups of office, research and development and light industrial uses. These land uses typically employ a large number of persons, and are attractively designed to be compatible with less intense uses, such as residential."

Under Chapter 14.26 M-RP Industrial/Research Park District, the project falls under the 14.26.120 Mixed Use Development Standards. Per these regulations, the project meets the following:

- 1) Project meets the standards and regulations of this chapter.
 - a. Industrial component falls under regulations of this section.

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b. Residential use per Chapter 14.16 (PUD), density proposed is +/- 5 du/acre and factors 1 thru 5 on page 69 can be met.

2) Section 14.26.140 Findings for approval of mixed use development

- a. Rehabilitation not applicable
- b. Mixed use development is compatible with existing and anticipated uses in the surrounding area (see Colored Zoning Diagram A).

4) Housing Policy

The Bluffs II project site (6175 Carpinteria Ave., APN: 001-180-032) is an appropriate site for a mixed-use development project. The site is zoned M-RP (Industrial/Research District), which is primarily intended for light industry, technical research and office headquarters use. The purpose of the zone district is noted to also provide for the opportunity for mixed residential/industrial uses, provided such use is compatible with the existing and anticipated use in the surrounding area (per Chapter 14.26, Section 14.26.010) and subject to the review and approval of a Development Plan.

The site is located in proximity to public transit, job centers, public and community services, parks and open space, and has access to existing infrastructure (sewer, water, utilities) all of which are key elements and supportive components of a mixed-use development. Additionally, a mixed-use proposal (verse a solely R&D office use) could potentially reduce traffic impacts by reducing AM/PM peak hour trips by providing local housing opportunities for persons who currently commute to Carpinteria for work.

The adjacent western parcel is zoned PUD (Planned Unit Development District), a residential use, which further supports the compatibility criteria for a mixed-use development in an M-RP zone district. The proposed mixed-use development would be compatible with the PUD Land Use.

The General Plan/Local Coastal Plan (GP/LCP) designation of the subject parcel is RDI (Research Development Industrial), which is characterized by land uses that employ large numbers of persons, and are designed to be compatible with less intensive uses, such as residential (as noted in the City's GP/LCP definition). The objective of the GP/LCP land use designation is to *"Create flexible land uses and zoning standards for general commercial and industrial parcels that allow opportunities for residential use to expand, as determined appropriate by the City, in response to changing needs relative to the jobs/housing balance locally and in the region"*. Land Use Policies -6a and 6b further support the City's zoning designation, in which the City may consider and permit mixed-use (residential/industrial) on parcels designated for industrial uses.

In addition, the City's Housing Element identifies the project site (Site #6) in the Sites Inventory and Analysis Technical Appendix D, as a site that is vacant and underutilized that could accommodate the City's housing needs. The proposed mixed-use development is located on a parcel that has the characteristics of an appropriate site for residential/industrial use as it is *suitable, appropriate and available* for such development, and can accommodate local housing needs (as described in the Housing Element's Technical Appendix). The mixed-use residential/industrial development, consistent with the M-RP zone district, permits a density and capacity of 20 units per acre, and 30 dwelling units (based on 1.5 acres of the 3.37 acres being developed at a minimum density of 20 units per acre).

The current proposal is to add 11 detached dwelling units and 7 attached dwelling units above the industrial research office component and would be compatible with the City's Zoning Ordinance, General Plan/Local Coastal Plan and Housing Element.

Land Use Policy

Objective LU-6: Create flexible land use and zoning standards for general commercial and industrial parcels that allow opportunities for residential use to expand, as determined appropriate by the City, in response to

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changing needs relative to the jobs/housing balance locally and in the region, and as incentive toward the development of affordable housing.

LU-6a. The City may consider and permit mixed use (i.e., residential/commercial or residential/industrial) on parcels designated on Figure LU-1 for commercial or industrial use. Such mixed use may be considered if the City has found that either the allowance would encourage rehabilitation of important existing housing stock, or the residential use of the subject parcel(s) would result in the production of affordable housing in the community, and that mixed use on the site would assist the City in maintaining an appropriate balance between jobs and housing. Mixed-use development shall not be permitted on parcels designated for commercial or industrial use unless it is found by the City to be compatible with existing and anticipated uses in the area surrounding the site.

5) Transportation (Accessibility)

6175 Carpinteria Avenue is accessed by two US 101 Freeway ramps, the Highway 150 connection to the east and the Bailard Avenue connection immediately east. Carpinteria Avenue is also a desirable arterial road linking the 150 ramp to ramps at Santa Monica Road (west) and the Reynolds exit (east). Via Real, an arterial to the north side of the 101 also connects from the 150 to the west to Montecito. Both arterials have excellent bus transportation service and bike routes. The bluffs walk also provides excellent pedestrian and bike routes from Rincon Point (soon to be completed) to Linden Avenue in downtown Carpinteria.

6) Environmental

A mixed use (office/housing) proposal at 6175 Carpinteria Avenue greatly reduces the automobile, parking and pollution impact. For instance, a 50,000 sf office building would require 200 parking spaces at 4 cars per 1000 sf or 150 parking spaces at 3 cars per 1000 sf, compared to 84 parking spaces required by this mixed use proposal, a 50% reduction.

Peak loads and environmental impact is also reduced by the mixed use as some residents will also utilize the on-site industrial research office. A 24 hour live/work environment is a far safer and sustainable environment than all office, which shuts down at around 5pm every day and is mostly vacant on weekends. Further, energy requirements for air conditioning and lighting are also greatly reduced with the residential component.

Reports completed from the 1998 proposal will be updated. Included among them are:

- Archeology
- Biology
- Geotechnical
- Transportation
- Civil
- Sanitation
- Mitigated Negative Declaration

7) Carpinteria Architecture / Green Building / A Native Landscape

The architecture of the project is contemporary, contextually compatible to Carpinteria. The project does not exceed two stories (30' height limit) and steps and terraces in 5-10' drops to the south and the bluffs and affords every housing unit a view to the ocean and distant islands. The units at Carpinteria Avenue are also afforded spectacular views to the north and the Los Padres National Forest. The project's scale at Carpinteria Avenue is consistent with the adjoining office building and S&S Seed Company, while stepping down to the

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south to limit the impact at the bluff edge. The project will not be visible from the beach below and should only be partially visible from the Bluff Trail with appropriate landscaping.

All building will be energy efficient and utilize green technologies, including water efficient fixtures, sustainable site strategies and appropriate solar orientation. Landscaping will be compatible to the Bluff natives. Each dwelling unit has private open space. Over 33% is common space immediately accessible to the bluff trail, Rincon Point and Bluffs Park.

The project has been designed to address the following Bluff Implementation Policies from the General Plan:

57. New structures shall be low intensity, and reflect the low-rise, small-town feel of the surrounding area. New structures shall be designed to blend into the site and the rest of the city.

58. All structures, including ancillary structures, shall be appropriately placed so as to minimize their obtrusiveness, and to maintain existing view corridors. Existing views from Bailard Avenue, Carpinteria Avenue, and U.S. 101 to the ocean shall be preserved.

59. Development that is located on or adjacent to bluffs, beaches, or streams shall be designed and sited to prevent adverse impacts on the visual quality of these resources.

- The overall scale and massing of structures shall respect the natural setting of the Carpinteria Bluffs and its unique visual resources by incorporating designs that minimize bulk and mass, follow natural topographic variations, and minimize visual intrusion into the bluff edge park and bluff top trail, riparian area within Area II, and adjacent beach areas.
- In addition to the mass and scale of the structure, the total square footage of structures shall also be maintained at a size that preserves the area's open character, and is compatible with adjacent open space areas.
- All ancillary structures, including parking lots or structures, shall be located as close to the center of the individual building area as possible. If such structures must be located adjacent to open space or residential areas, landscaping that substantially screens the structure from the surrounding uses shall be required.
- Consistent with livability and view preservation for residents, selected internal roadways, parking areas, and building sites shall be depressed. In implementing this requirement, consideration shall be given to the feasibility of draining the site and providing appropriate gradients for sewer and storm drain lines.
- To ensure that the view corridors are appropriately framed and maintained, all structures shall be subjected to review by the City's Architectural Review Board, which will ensure that selected building sites adjacent to the open space areas and view corridors have included provision for depressed building sites, berming and/or suitable landscaping.
- Berms, landscaped buffers and islands shall be created wherever feasible and determined necessary to enhance open space and visual appeal in association with roadways, parking lots and building sites.
- New development is to remain visually subordinate to surrounding natural and introduced landscaping. New buildings, signs, roads, and other man-made features should borrow from naturally established forms, lines, colors, and textures, including the forms, lines, colors, and textures introduced as part of site landscaping. New buildings,

signs, roads, and other man-made features should also be at such a scale that they contribute to the desired low intensity character for the Carpinteria Bluffs.

- Surface materials on buildings within the Carpinteria Bluffs should be textured to blend with the coarseness of landscaping and natural vegetation.
- Permitted development within identified view corridors shall be limited to landscaping, roads, underground utilities, parking lots (where specifically required by other provisions of the Carpinteria Local Coastal Plan or Carpinteria Bluffs Local Coastal Plan Amendment), walkways, bikeways, public restrooms (where specifically required by other provisions of the *Carpinteria Bluffs Coastal Access, Recreation, and Open Space Master Program*), bike racks, benches, picnic tables, and small interpretive signs.
- The intrusiveness of wall surfaces facing toward the bluff edge, the Bluffs Nature Park, riparian area, or identified view corridors shall be minimized through the use of single story elements, setbacks, roof pitches, and landscaping.

60. New development shall maintain existing topographic variations of the Carpinteria Bluffs, such as the ridgeline in Bluffs I and the terracing of Bluffs III. Development of Bluffs I should be designed to respect the viewshed from the bluff trail looking north toward the mountains and from the Bluffs Nature Park looking west. Location and design of buildings shall respect the topography and follow topographic forms whenever possible, visible variations in the ground plane are to be retained, avoiding a flat, mass graded appearance. These variations in the ground plane are also to be reflected in variations in the roof lines of individual buildings.

61. Buildings should not turn their backs completely to the freeway, Carpinteria Avenue, or other adjacent street(s). Regardless of their orientation, buildings that are visible from the freeway, Carpinteria Avenue, the Bluffs Nature Park, Bluffs area trails, or bluff top view points, are to be designed to provide the same level of architectural detail on elevations visible from these areas as on other elevations of the building.

62. Buildings should be located in a landscaped setting where the main entrances do not directly abut paved parking areas. A minimum five to seven foot wide landscape strip should be provided between parking areas and buildings.

63. Parking lots should not be the dominant visual element on a site. Large expansive paved areas located between the street and the buildings are to be avoided in favor of smaller multiple lots separated by buildings and landscaping.

64. Parking lots adjacent to and visible from public rights-of-way, the Bluffs Nature Park, and bluffs area trails should be screened from view through combinations of earth berms, low screen walls, changes in elevation, and landscaping.

65. As a part of development project plan submittals for the bluffs, tools such as physical or computer models, perspectives, or photographs, shall be included in order to demonstrate compliance with these measures and more generally the protection of Bluffs visual resources.

8) The Team

Owner: R.P. Enterprises
Developer: McGregor Brown Company
Architect: Barton Myers Associates, Inc.
Surveyor: Penfield and Smith
Civil Engineer: Penfield and Smith
Transportation: Associated Transportation Engineers
Geotechnical: Steve Campbell
Landscape: Doug Richardson (ecology) & Barton Myers Associates
Biology: Rachel Tierney
Planning: Suzanne Elledge Planning & Permitting Services (Laurel Perez)

9) List of Drawings

Cover, dated 9/11/13
D-1 Aerial Photograph of Carpinteria
D-2 Aerial Photograph – Bluff II & III Sites
D-3 Zoning Map, April 2010
D-4 Zoning Housing Compatible Uses Map 2013
D-5 Site Plan (scale: 1"=60')
D-6 Zoning / Open Space (1"=40')
D-7 Architectural Site Plan & Section
D-8 Visuals & Sketches