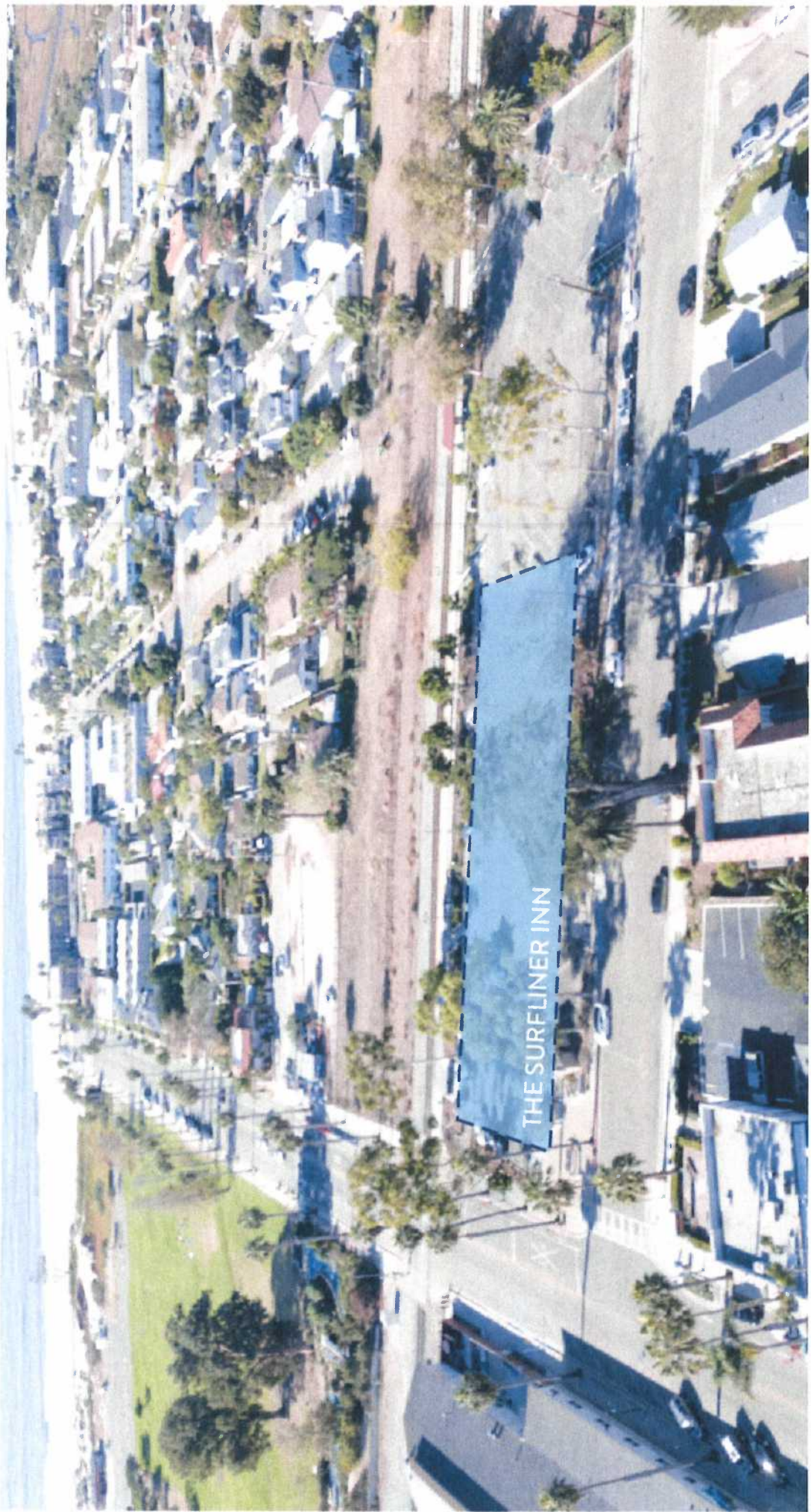


Attachment A

Conceptual Plans and Renderings

*City Council Meeting
November 30, 2020*



THE SURFLINER INN

CARPINTERIA, CA



sheet index

ARCHITECTURAL DRAWINGS
T.01 COVER SHEET, PROJECT DATA, CONCEPT RENDERING
A0.00 EXISTING SITE SURVEY (REFERENCE)
A0.01 PROPOSED SITE PLAN & SITE SECTION
A0.02 PROPOSED PLANS - FIRST & SECOND FLOOR
A0.03 PROPOSED PLANS - ROOF DECK & ROOF PLAN
A0.04 PROPOSED EXTERIOR ELEVATIONS

LANDSCAPE DRAWINGS
L-01 CONCEPTUAL LANDSCAPE PLAN

project data

PROJECT APPLICANT/CONTACT 488 LINDEN MANAGERS, LLC
201 W. MONTICELLO STREET
SANTA BARBARA, CA 93101
PROJECT ADDRESS 488 LINDEN AVE.
CARPINTERIA, CA 93013
APN 004-105-011
LAND USE ZONE DISTRICT COMMERCIAL PLANNED
DEVELOPMENT (CPD)



area calcs

SITE AREA 30,000 SF
BUILDING SQUARE FOOTAGE
FIRST FLOOR 15,600 SF
SECOND FLOOR 13,081 SF
TOTAL 28,681 SF
ROOF FLOOR 7,473 SF
GUEST ROOMS 36 RMS
STANDARD ROOMS 4 RMS
SUITES 4 RMS
TOTAL 44 RMS
MANAGER'S UNIT 767 SF
CAFE 81,300 SF

LAND SURVEYOR
HENRY LAND SURVEYING
819 CRESTVIEW DR.
D.J.A.I. CA 93023
T: (805) 216-6124
PREPARED BY
CJM:LLA
1221 STATE STREET
SUITE 204
SANTA BARBARA, CA 93101
T: (805) 698-2120

PRINT DATE: 11/12/20

CONCEPT 3.0
PRELIMINARY DESIGN

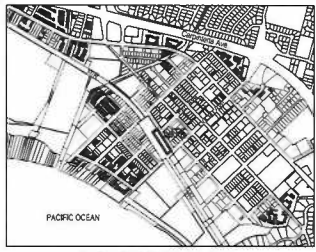
PROJECT INFO
THE SURFLINER INN

vicinity map



PROJECT ADDRESS 488 LINDEN AVE.
CARPINTERIA, CA
PROJECT APPLICANT/CONTACT 488 LINDEN MANAGERS, LLC
201 W. MONTICELLO STREET
SANTA BARBARA, CA 93101

T.01
COVER SHEET, PROJECT DATA,
CONCEPT RENDERING



VICINITY MAP

NOTES

ALTA Survey based on First American Title Company Preliminary Report Title No. 42014647230 dated September 12, 2019.

EXCEPTIONS & ASSUMPTIONS

C-1: A known dated July 1, 1989 recorded by City of Carpinteria as Issued and Carpenters Public Improvement Corporation as Issued, recorded July 28, 1989 as Instrument No. 38-46116 of Official Records.

Parking:
Standard Parking spaces = 103
Handicapped parking spaces = 2
Charging Station parking spaces = 2
Handicapped Charging Station parking spaces = 1

Flood Zone Designation: Zone 3 with 0.2% annual chance flood hazard, areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile per Flood Insurance Rate Map Number 90083C141B1 dated September 26, 2018.

Zoning: Commercial CFC Commercial Planned Development District per City of Carpinteria Zoning Map dated October 20, 2018.

Total Lot Area = 15,990 square feet, 1/3 acre

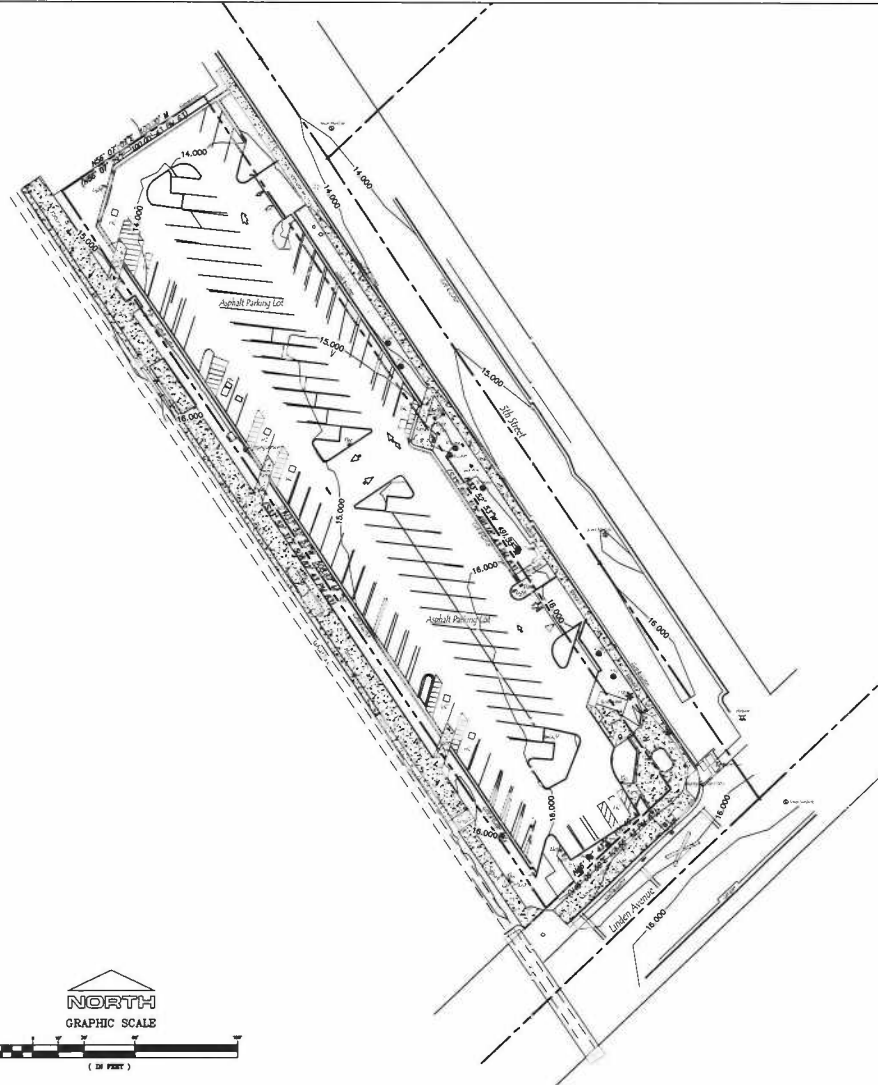
Total Area of Building at Ground Level exterior dimensions 7'-0" x 17' x room

Building = 133 square feet

No observable evidence of earth moving work, building construction, or building additions within recent months.

No observable evidence of recent street or sidewalk construction or repairs.

No observable evidence of site use as a solid waste dump, dump, or sanitary landfill.



LEGAL DESCRIPTION

The land referred to herein below is situated in the City of Carpinteria, County of Santa Barbara, State of California, described as follows:

Parcel One of Parcel Map No. 25,143, in the City of Carpinteria, County of Santa Barbara, State of California, as shown on map filed in Book 43, Pages 62 and 63 of Parcel Maps, in the Office of the County Recorder of said County.

APN: 004-105-11

ALTA/NSPS LAND TITLE SURVEY

APN 004-105-11
PARCEL 1 OF PARCEL MAP 25,143
CARPINTERIA, CALIFORNIA

To: City of Carpinteria, a municipal corporation,
and First American Title Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, hereby established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 7(e), 7(b)(1), 8, 9, 10(a), 11, 14, 15, 16, 17, 18 and 19 of Table A thereof. The field work was completed on August 2, 2019.

Date: October 6, 2019

Jeremy M. Henry
Licensed Land Surveyor No. 8135
State of California (Expires 12/31/20)
619 Crestview Drive, Ojai, CA 93023
Phone (805) 216-6124

Date of Last Revision: October 6, 2019



AB design studio, inc.

ARCHITECTURE | INTERIOR DESIGN | EXTERIOR DESIGN
400 C STREET, SUITE 101 720 NORTH AVE., SUITE 100
SANTA BARBARA, CALIFORNIA 93101 LOS ANGELES, CALIFORNIA 90012

LAND SURVEYOR
HENRY LAND SURVEYING
819 CRESTVIEW DR.
OJAI, CA 93023
T: (805) 216-6124

LANDSCAPE ARCHITECT
CJ MILLA
1221 STATE STREET
SUITE 206
SANTA BARBARA, CA 93101
T: (805) 698-2120

SUBMITTALS / P H A S E S

PRINT DATE: 11/12/20

11/12/20

CONCEPT 3.0

PRELIMINARY DESIGN

PROJECT NUMBER

PROJECT ADDRESS

PROJECT APPLICANT/CLIENT

PROJECT NUMBER

PROJECT ADDRESS

PROJECT APPLICANT/CLIENT

PROJECT NUMBER

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PROJECT APPLICANT/CLIENT

PROJECT NUMBER

PROJECT ADDRESS

PROJECT APPLICANT/CLIENT

PROJECT NUMBER



SITE SECTION
SCALE: 1" = 20'

parking calcs

EXISTING PARKING	113
PARKING REQUIRED	
HOTEL USE	42
(2000 + 1000)	
CAFE USE	10
(Other use)	
TOTAL REQUIRED	165
PARKING PROVIDED	
400 UNDEVELOPED	61
(Include 12 reserved)	
ELIMINATE LOT	33
(Include 12 reserved)	
TOTAL PROVIDED	148

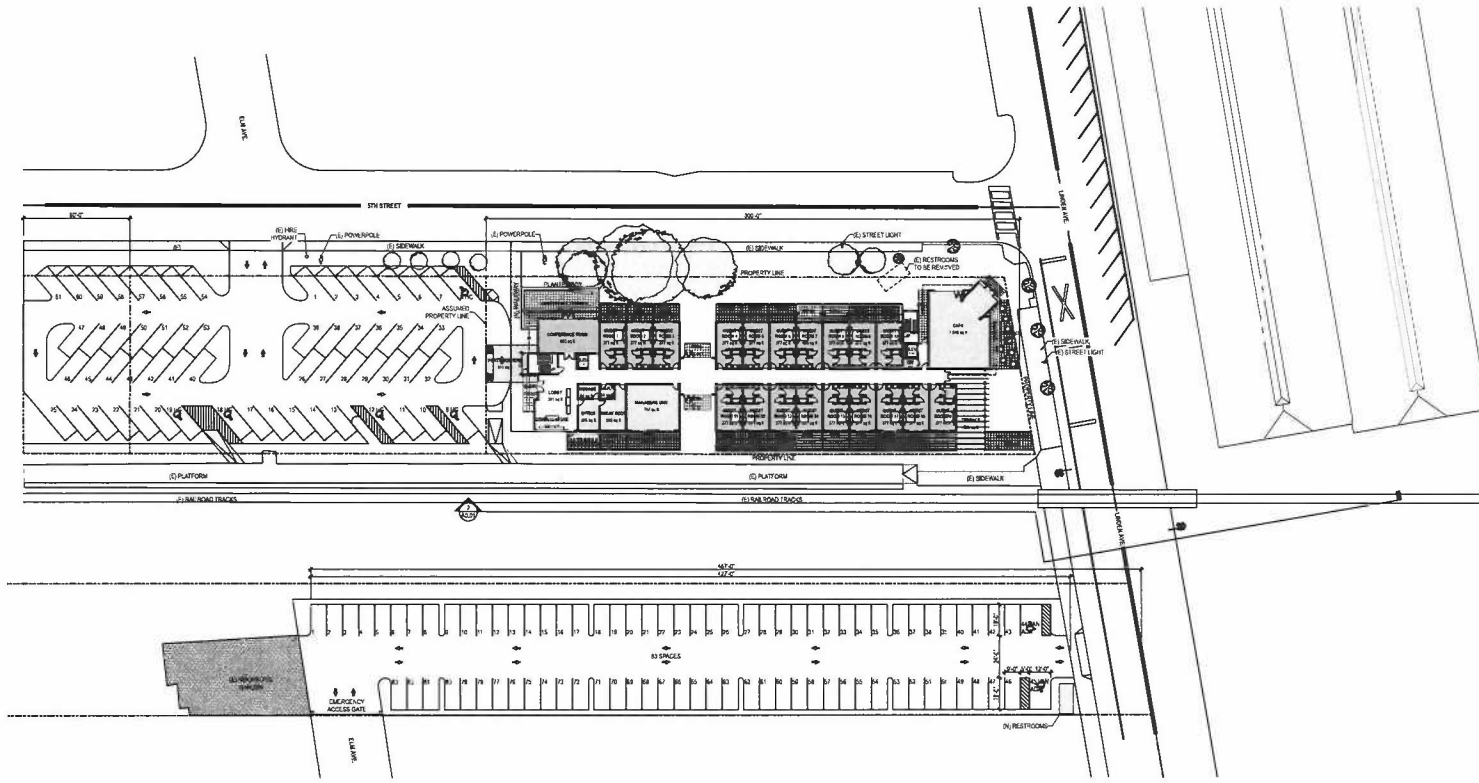
* Assumes 240 cars for CAFE. Final parking requirement may vary in future phases.
 Note: This project is proposing to use the "Conjunctive Use" provision for parking provided in the Carpenters Municipal Code Section provided below.
14.54.010 - Conjunctive Use of Parking Spaces.
 For the purposes of this section, conjunctive use shall be defined as the joint use of parking spaces for two or more land uses where the hours of operation and demand for parking are such that the parking spaces can be used by the individual uses at different times of the day or week and therefore can serve more than one use. The intent is to provide a logical pattern of possible reduction in the number of parking spaces actually required for two or more land uses and the sharing of parking spaces under a set of circumstances including the controllability of the land uses, adjacency of properties, and lack of need for separate parking facilities.



AB design studio, inc.

1000 W. MONTECITO STREET SUITE 206
 SANTA BARBARA, CA 93101
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 FAX: (805) 218-6124
 WWW.ABDESIGNSTUDIO.COM

HENRY LAND SURVEYING
 815 CREESTVIEW DR.
 OJAI, CA 93023
 TEL: (805) 218-6124



ARCHITECTURAL SITE PLAN
SCALE: 1/32" = 1'-0"

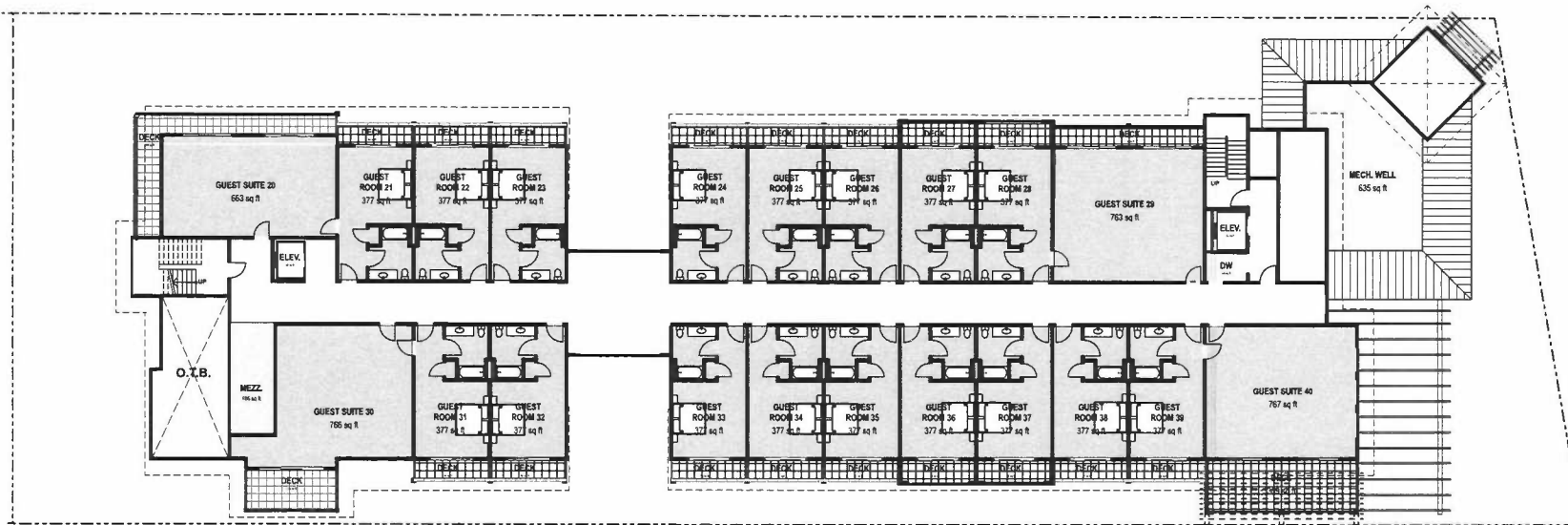
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CONCEPT 3.0
 PRELIMINARY DESIGN

THE SURFLINER INN
 PROJECT ADDRESS: 400 UNION AVE, CARPENTERS TRAIL, CA

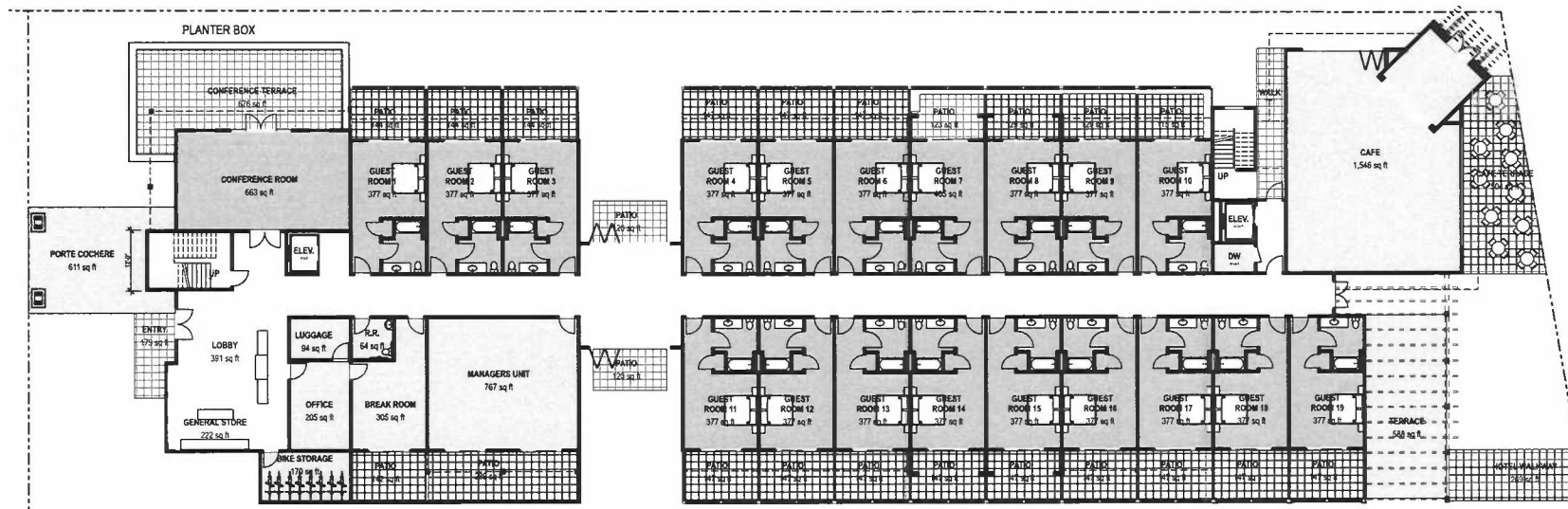
PROJECT ARCHITECT/ENGINEER: AB DESIGN STUDIO, LLC
 201 W. MONTECITO STREET, SANTA BARBARA, CA 93101





SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"



FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"



AB design studio, inc.

ARCHITECTS / INTERIORS / PLANNING / DESIGN / STUDIOS
402 N. HALEY STREET, SUITE 200, SAN ANTONIO, TEXAS 78201
726 N. HALEY STREET, SUITE 200, SAN ANTONIO, TEXAS 78201
512.345.2100 FAX 512.345.2101 WWW.ABDESIGNSTUDIO.COM

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619 CRESTVIEW DR., SUITE 200
OJAI, CA 93023
T: (805) 216-6124

LANDSCAPE ARCHITECT
CJMU
1221 STATE STREET, SUITE 200
SANTA BARBARA, CA 93101
T: (805) 698-2120

SUBMITTALS / REVISIONS

PRINT DATE: 11/12/20

CONCEPT 3.0

PRELIMINARY DESIGN

THE SURFLINER INN

PROJECT ADDRESS: 400 LINDEN AVE., CARPINTERIA, CA

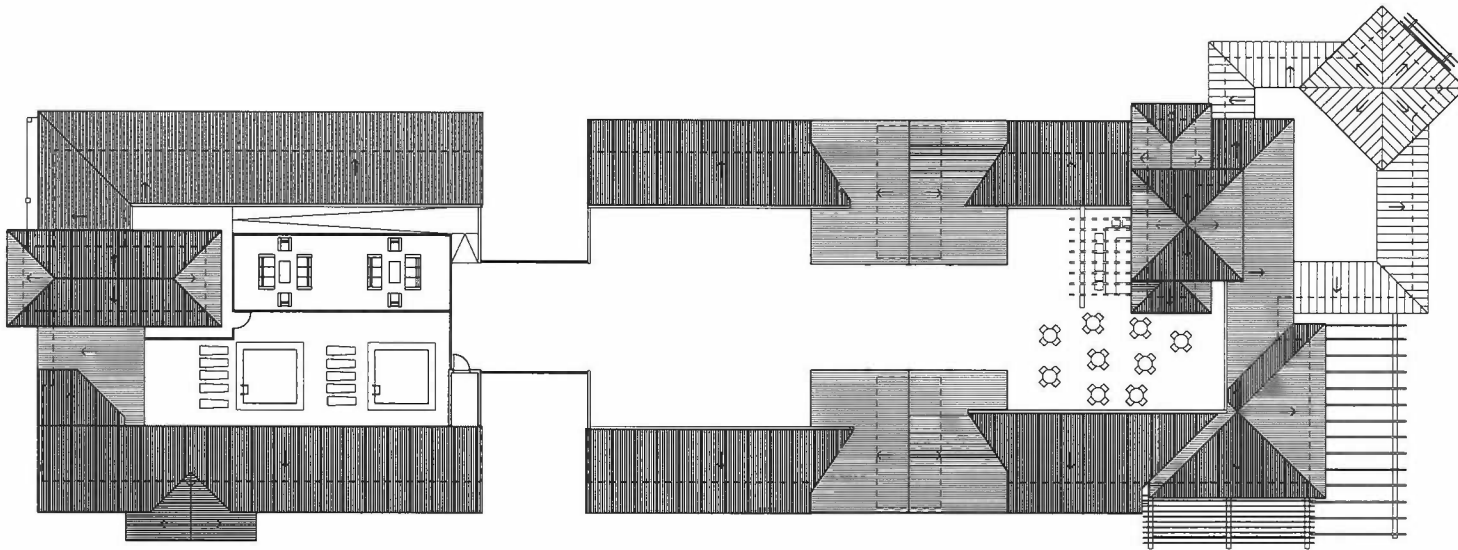
PROJECT ARCHITECT: AB DESIGN STUDIO, INC.

PROJECT APPLICANT/CONTACT: 400 LINDEN MANAGERS, LLC

201 W. MONTECITO STREET, SANTA BARBARA, CA 93101

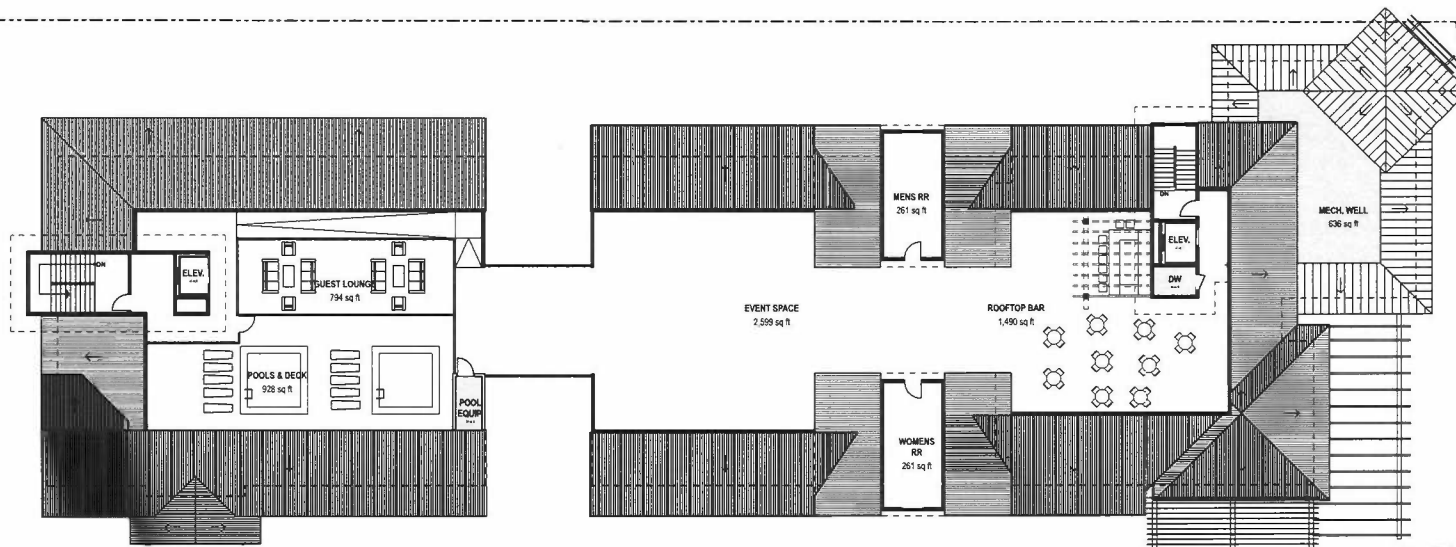


PROPOSED PLANS - FIRST & SECOND FLOOR



ROOF PLAN 2

SCALE: 3/32" = 1'-0"



ROOF TERRACE PLAN 1

SCALE: 3/32" = 1'-0"



AB design studio, inc.

ARCHITECTURE (INTERIOR ARCHITECTURE) PLANNING
4320 HALEY STREET 4320 HALEY AVE, SUITE 100
SANTA BARBARA, CA 93101 LOS ANGELES, CA 90004
805.283.2100 / WWW.ABDESIGNSTUDIO.COM

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OJAI, CA 93023
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LANDSCAPE ARCHITECT
CJ MULLA
1221 STATE STREET
SUITE 206
SANTA BARBARA, CA 93101
T: (805) 698-2120

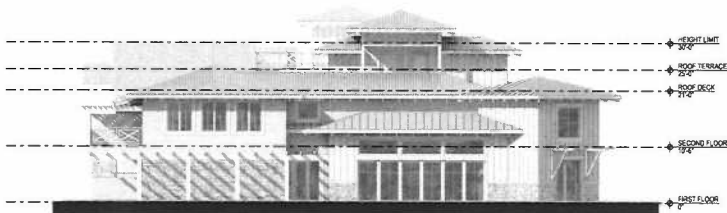
submittals / revisions

PRINT DATE: 11/12/20

10.01.01

CONCEPT 3.0

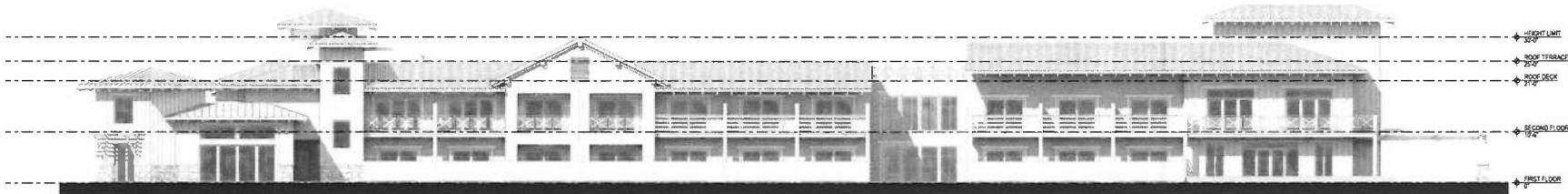
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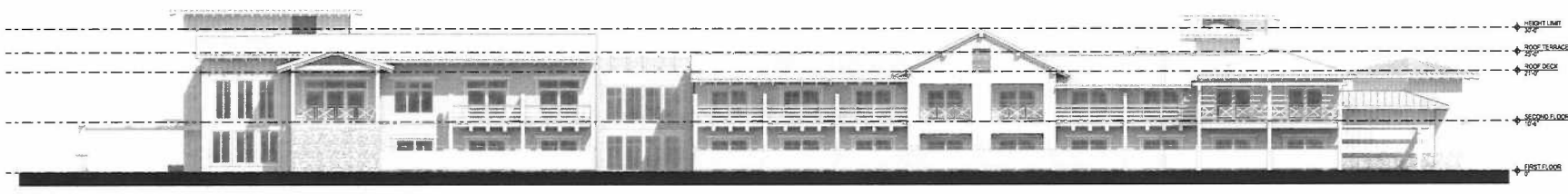
EAST ELEVATION 4
SCALE: 3/32" = 1'-0"



WEST ELEVATION 3
SCALE: 3/32" = 1'-0"



NORTH ELEVATION 2
SCALE: 3/32" = 1'-0"



SOUTH ELEVATION 1
SCALE: 3/32" = 1'-0"



AB design studio, inc.

ARCHITECTURE | INTERIOR DESIGN | EXTERIOR DESIGN
127 E. HALEY STREET 1708 SUMMIT AVE, SUITE 100
SANTA BARBARA, CALIF. LOS ANGELES, CA 90044

TEL: (805) 218-6124 FAX: (805) 218-6124 WWW.ABDESIGNSTUDIO.COM

ARCHITECTS

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919 CRESTVIEW DR.
OJAI, CA 93023
T: (805) 218-6124

LANDSCAPE ARCHITECTS

CJM+LA
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SANTA BARBARA, CA 93101
T: (805) 688-2120

SUBMITTALS / 1 2 3 4 5 6 7 8 9 10 11

PRINT DATE: 11/12/20

PROJECT NUMBER: 11-11-201

CONCEPT 3.0

PRELIMINARY DESIGN



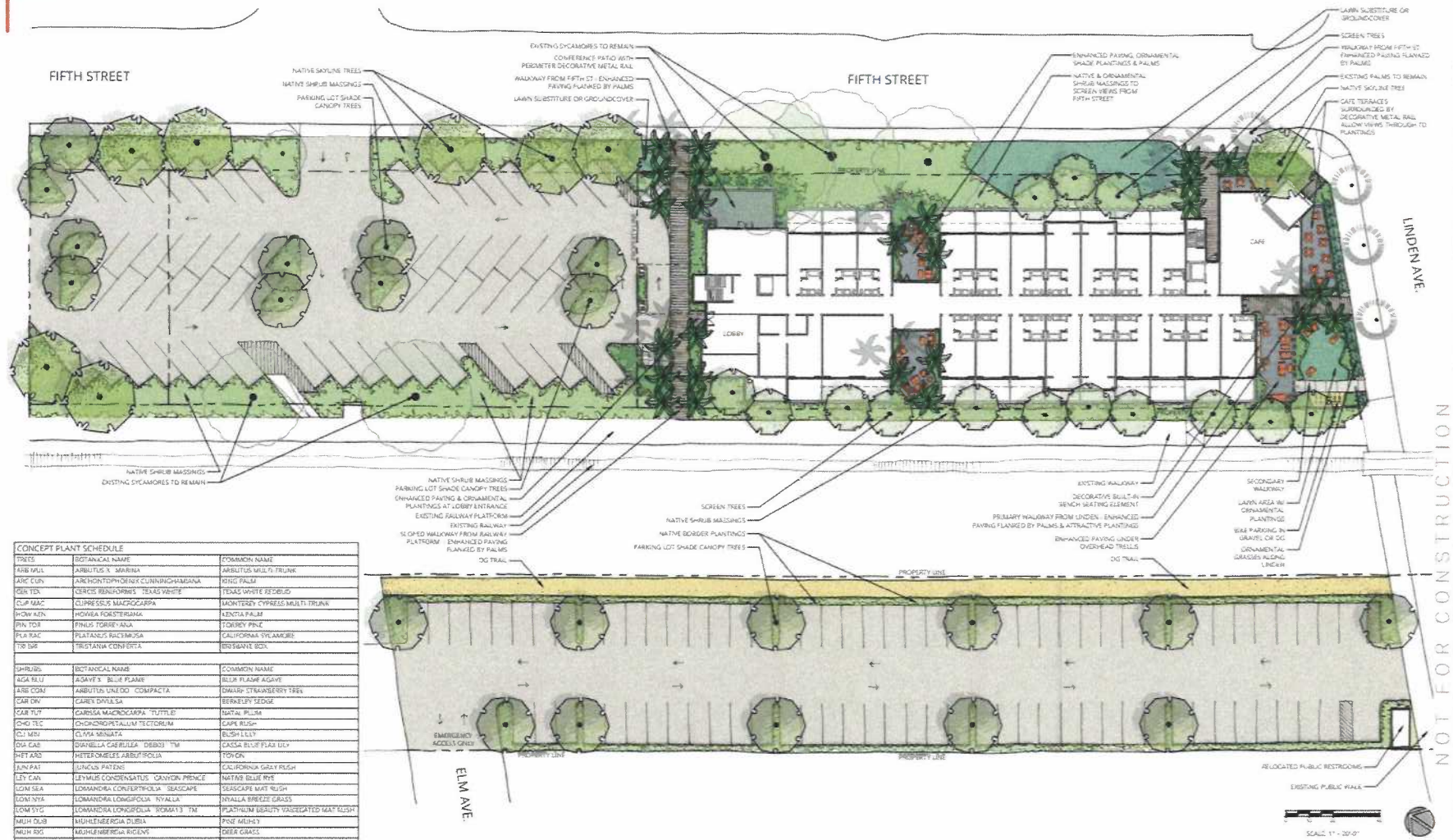
SURFLINER INN
499 Linden Ave.
Carpinteria, CA, 93013



REVISIONS

[illegible]

L-1



CONCEPT PLANT SCHEDULE		
TRAITS	BOTANICAL NAME	COMMON NAME
ARB PALM	ARBUTUS X. MARINA	ARBUTUS MULL. TREK
ARB CUN	ARK HONTOYOTONIX CUNINGHAMIANA	KING PALM
CLIP TAC	CELEBS RENIFORMIS TEXAS WHITE	TEXAS WHITE RED BUD
CLIP MAC	CLIPROSES MADAGASCAR	MONTEREY WHITE MOUNT TULIP
LOW CUN	HOEIRA GLOMERATA	KNOTT'S A. L.
PIV TDS	PLANT. TORREY A.	TORREY PIN
PLA RAC	PLANTAS RACINUSA	CALIFORNIA YCABUMER
PRF DSE	TRISTANIA CONGESTA	BROTSEAN BOX
SHRUBS	BOTANICAL NAME	COMMON NAME
AGA REL	AGAVE'S BLUE FLAME	BLUE FLAME AGAVE
ARB CUN	ARBUTUS UNDO COMPACTA	GRAND STAIRCASE TREES
CLIP CUN	CAREX DRYGALA	CLIP CUN
CUB TUL	GARSSA MACROCARPA "TUTTLE"	NATIVE PALM
CHO TUL	CHONDOGNOSTALUM TECTICORN	CAPRI BLUE
CL MIN	CLYPSA MINATA	BLUSH PILE
CLA CAS	DIABELLA CASABLA "DESBO" TM	CASABLA BLUE FLAX LILY
HET ARD	HYETERONELLE ARBUTUSOLA	TONON
IN PAT	LYCUMS PATENS	CALIFORNIA RED PINE
LIT CAN	LYCUMS CONSENSUS CANYON PRINCE	NATIVE BLUE PINE
COM LEX	LOMANIA HYPTICHOILA "BACME"	LOMANIA
LOM NYA	LOMANDIA LONGICODA NYALLA	NYALLA BEEZE GRASS
COM SYG	LOMANDIA COMPOSITA "NYALLA"	PLANTAIN BLUE LILY (GALATED SALT LILY)
NUM DUS	MUHLBERGIA DUBIA	POPE MOUNT
NUM DUS	MUHLBERGIA RIGENS	DEER GRASS
PIV KAN	PITTOCORPUS CRASSIFOLIA NANA	KARO PITTOCORPUS
PRF JUN	PHILUS DOROLIA	POSSY BLUE CHERRY
PRF JUN	PHANACEA DOROLIA	POSSY BLUE CHERRY
PRF JUN	WESTRINGIA HYPTICHOILA MORNING LIGHT	MORNING LIGHT COAST ROSEMARY
GROUND COVERS	BOTANICAL NAME	COMMON NAME
GRAC PIL	RACHARIS PILLARIC	OWARP COVOTE BRUSH
GRAC YAN	CEANOTHUS GR. HOBSEY "FANNIE POINT"	CALIFORNIA ULAR
CLIP MAR	DIAMONDIA MARGARETA	DIAMONDIA
JUN SHO	JUNIPERUS CORPATA	SHORE JUNE
CLIP PUT	HYPTICHOILA CORPATA PUTAN CORPATA	CLIP PUT
CLIP PUT	S&S SEEDS "NATIVE REDS BLUE"	BLUE GRASS GROUNDCOVER S&S
CLIP PUT	S&S SEEDS "NATIVE REDS BLUE"	NATIVE REDS BLUE S&S
PRF JUN	SENEDIO GRANDIPALUDIC	BLUE RINGER



RESPIRATION DECOMPOSITIVE RATE



INSPIRATION: HISTORIC WAREHOUSE CORSET PIN



INSPIRATION WALKWAY

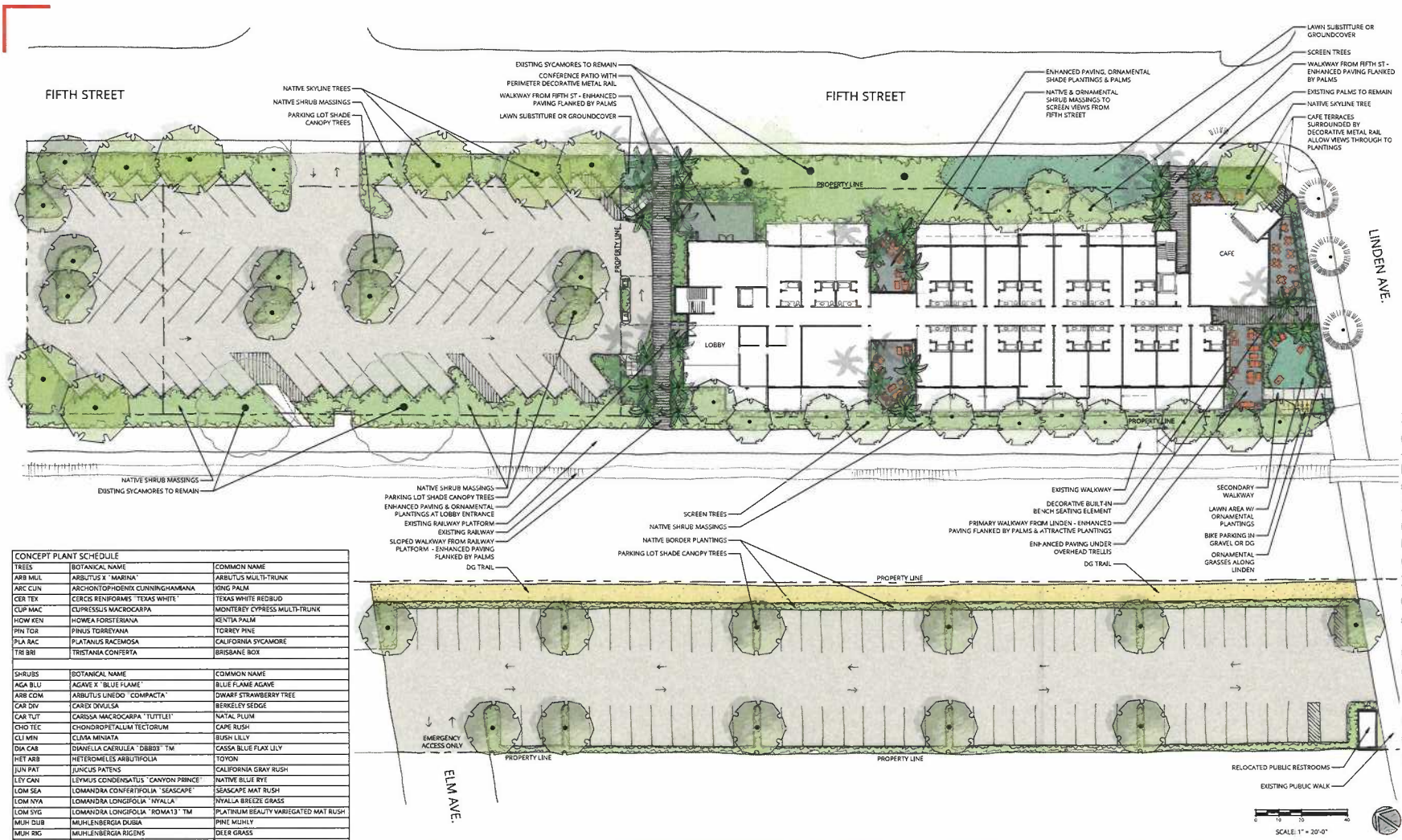


The Surfliner Inn November 2020





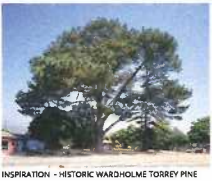




CONCEPT PLANT SCHEDULE		
TREES	BOTANICAL NAME	COMMON NAME
ARB MUL	ARBITUS X 'MARINA'	ARBITUS MULTI-TRUNK
ARC CUN	ARCHONTOPHOENIX CUNNINGHAMIANA	KING PALM
CER TEX	CERCIS RENIFORMIS 'TEXAS WHITE'	TEXAS WHITE REDBUD
CUP MAC	CUPRESSUS MACROCARPA	MONTEREY CYPRESS MULTI-TRUNK
HOW KEN	HOWEA FORSTERIANA	SENTIA PALM
PIN TOR	PINUS TORREYANA	TORREY PINE
PLA PAC	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
TRI BRI	TRISTANIA CONFERTA	BRISBANE BOX
SHRUBS	BOTANICAL NAME	COMMON NAME
ACA BLU	ACACIA X 'BLUE FLAME'	BLUE FLAME ACACIA
ARB COM	ARBITUS UNEDIO 'COMPACTA'	DWARF STRAWBERRY TREE
CAR DIV	CAREX DIVULSA	BERKELEY SEDGE
CAR TUT	CAREX MACROCARPA 'TUTTLE'	NATAL PLUM
CHO TEC	CHONDROPETALUM TECTORUM	CAPE BUSH
CLU MIN	CLYMEA MINUTA	BUSH LILY
DIR CAR	DIANELLA CARULEA 'DEBBY' TM	CASSA BLUE FLAX LILY
DET ABB	HETEROMELES ARBUTIFOLIA	TOYON
JUN PAT	JUNCUS PATENS	CALIFORNIA GRAY RUSH
LEY CAN	LEYMUS CONDENSATUS 'CANYON PRINCE'	NATIVE BLUE RYE
LOM SEA	LOMANDRA CONFERTIFOLIA 'SEASCAPE'	SEASCAPE MAT RUSH
LOM HYA	LOMANDRA LONGIFOLIA 'HYACINTH'	HYACINTH BLUE GRASS
LOM SYG	LOMANDRA LONGIFOLIA 'ROMA13' TM	PLATINUM BEAUTY VARIATED MAT RUSH
MUH DUB	MUHLENBERGIA DUBIA	PINE MUHLY
MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS
PIT NAN	PITOSPORUM CRASSIFOLIUM 'NANA'	KARL PITOSPORUM
PRU LEI	PRUNUS LUCIDOLIA	HOLLY LEAF CHERRY
TRIA CAL	TRIVULFUS CALIFORNICUS	CALIFORNIA COFFEE BERRY
WES MOR	WESTRINGIA FRUTICOSA 'MORNING LIGHT'	MORNING LIGHT COAST ROSEMARY
GROUND COVERS	BOTANICAL NAME	COMMON NAME
BAC PIL	SACCHARIS PILULARIS	DWARF COYOTE BRUSH
CEA VAN	CELANOTHUS GRAS HORIZ 'YANKEE POINT'	CALIFORNIA ULAL
DYM MAR	DYMONDIA MARGARETAE	DYMONDIA
JUN SHO	JUNIPERUS CONFERTA	SHORE JUNIPER
MYO PUT	MYOPORUM PARVIFOLIUM 'PUTAH CREEK'	PUTAH CREEK MYOPORUM
SOD 1	S&S SEEDS - KURAPPA DELTA BLUEGRASS SOD	KURAPPA GROUND COVER SOD
SOD 2	S&S SEEDS - NATIVE RESCUE MIX	NATIVE MOW FREE SOD
SEN MAN	SENECIO MANDALISCAC	BLUE FINGER



INSPIRATION - DECORATIVE RAIL



INSPIRATION - HISTORIC WARDHOLME TORREY PINE

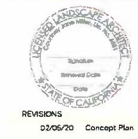


INSPIRATION - WALKWAYS



CONCEPTUAL LANDSCAPE PLAN

SURFLINER INN
499 Linden Ave.
Carpinteria, CA, 93013



REVISIONS
02/06/20 Concept Plan

PROJECT NUMBER
1944
DRAWN BY
GH
DATE DRAWN
02/06/20
SCALE
1"=20'-0"
PRINT DATE
4/28/20

SHEET NUMBER
L-1



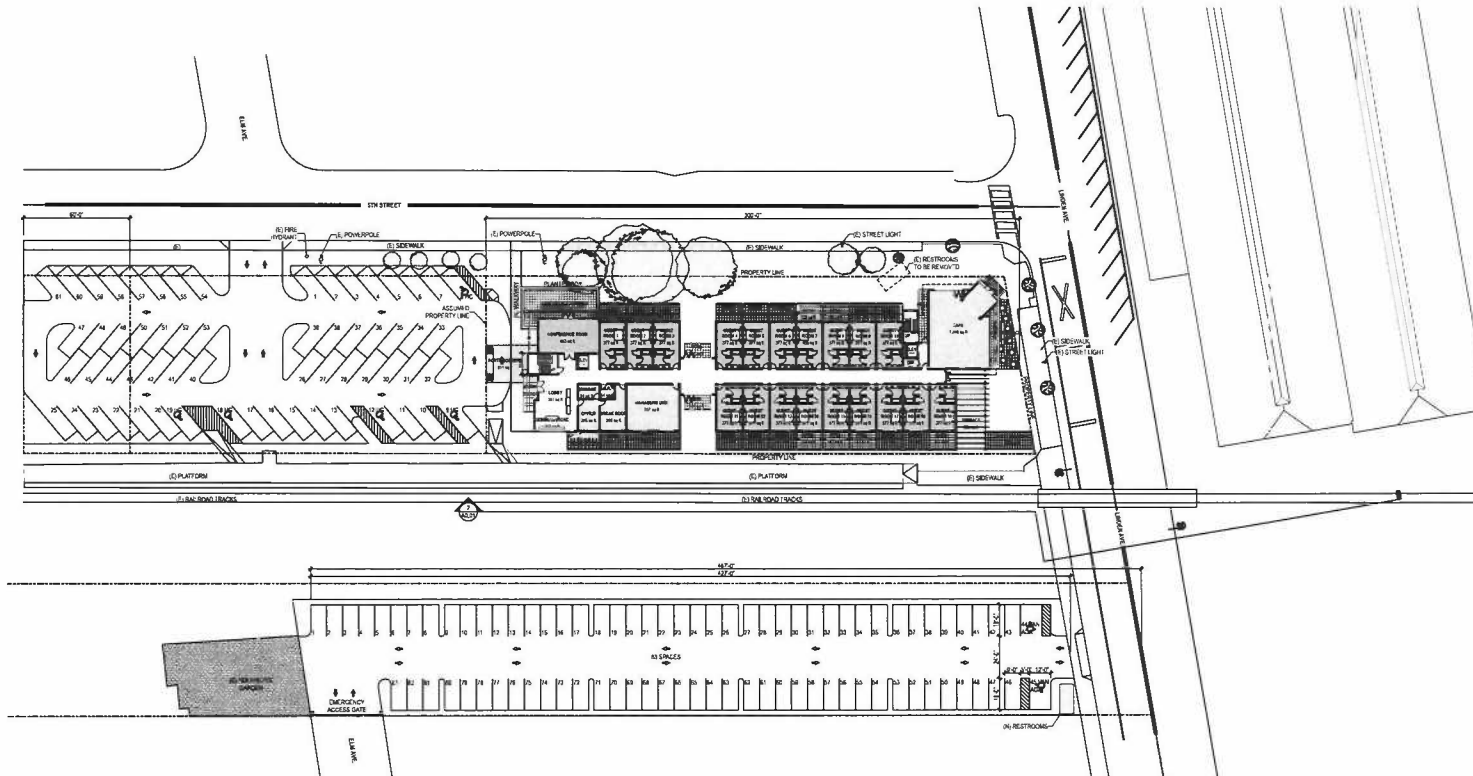
SITE SECTION 2
SCALE: 1" = 20'

parking calcs	
EXISTING PARKING	113
PARKING REQUIRED	
HOTEL USE	42
CAFE USE	10
TOTAL REQUIRED	162
PARKING PROVIDED	
488 LINCOLN LOT	61
650 MILE LOT	50
TOTAL PROVIDED	111

*Assumes 140 seats for CAFE. Final parking requirement may vary in future phase.

Note: This project is proposing to use the "Comprehensive Use" provision for parking provided in the Carpinera Municipal Code Section provided below.

14.5A.06 - Comprehensive Use of Parking Spaces
For the purposes of this section, comprehensive use shall be defined as the joint use of parking spaces for two or more land uses where the needs of operation and demand for parking are such that the parking spaces can be used by the individual user at different times of the day or week and, therefore, can serve more than one user. The intent is to provide a social environment of possible reduction in the number of parking spaces actually required for two or more land uses and the sharing of parking spaces under a set of agreed circumstances including the compatibility of the land uses, recovery of properties, and lack of need for separate parking facilities.



ARCHITECTURAL SITE PLAN
SCALE: 1/32" = 1'-0"

AB

AB design studio, inc.

ARCHITECTURE | INTERIOR DESIGN | STREET PLANNING

400 E. MAIN ST. SUITE 200
SANTA BARBARA, CA 93101
TEL: (805) 218-1124

HENRY LAND SURVEYING
819 CRESTVIEW DR.
OJAI, CA 93023
TEL: (805) 218-1124

LANDSCAPE ARCHITECT

CJM:LLA
1221 STATE STREET
SUITE 200
SANTA BARBARA, CA 93101
TEL: (805) 698-2175

SUBMITTALS / REVISIONS

PRINT DATE: 11/12/20

11/12/20
CONCEPT 3.0

11/12/20
PRELIMINARY DESIGN

11/12/20

11/12/20

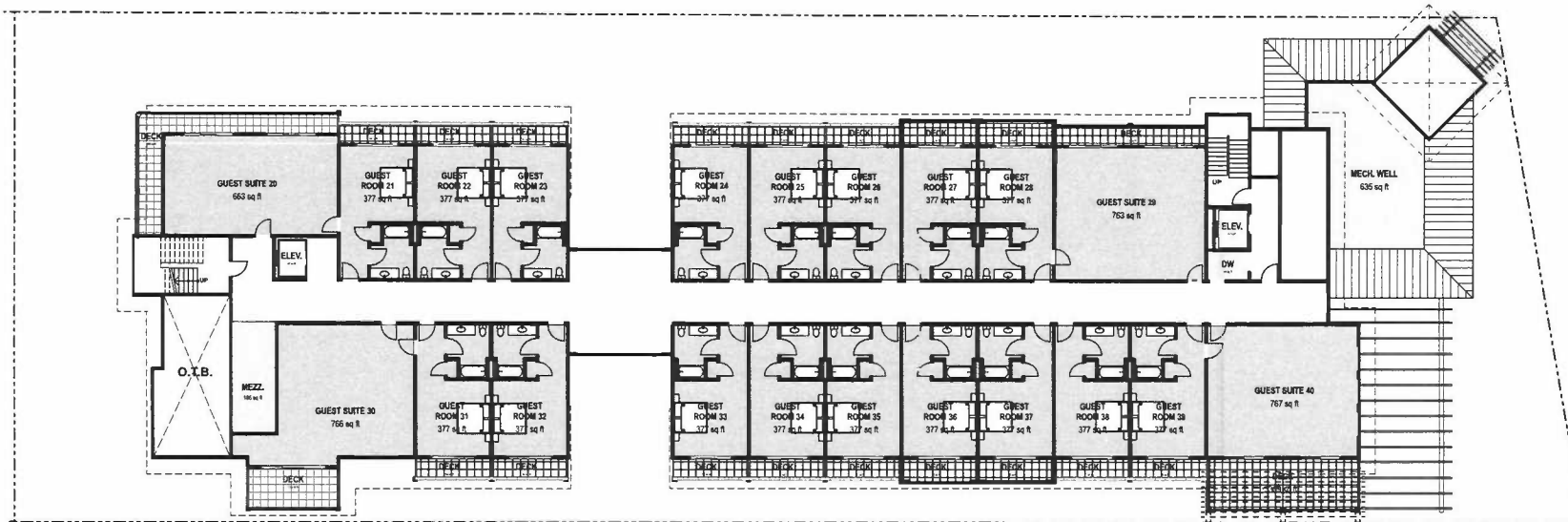
PROJECT INFORMATION

PROJECT NAME: **THE SURFLINER INN**

PROJECT ADDRESS: 488 LINCOLN AVE, CARPINTERIA, CA

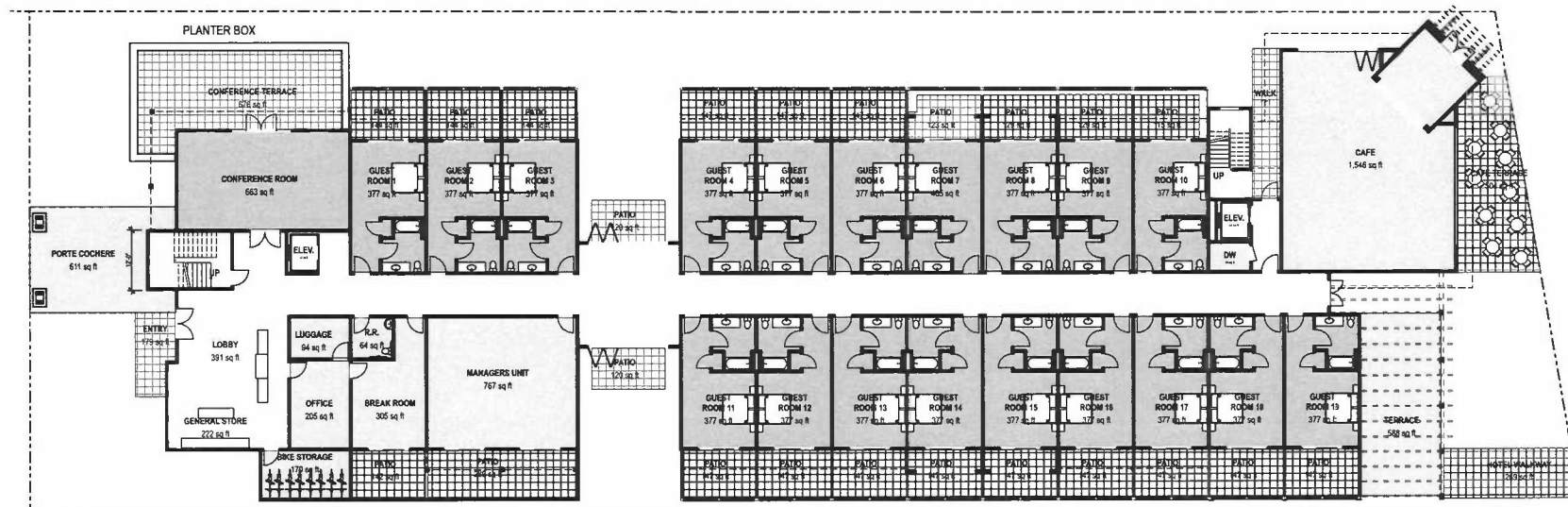
PROJECT ARCHITECT/ENGINEER: **AB design studio, inc.**

A0.01
PROPOSED SITE PLAN & SITE SECTION



SECOND FLOOR PLAN 2

SCALE: 3/32" = 1'-0"



FIRST FLOOR PLAN 1

SCALE: 3/32" = 1'-0"



AB design studio, inc.

ARCHITECTURE INTERIOR DESIGN LANDSCAPE ARCHITECTURE

420 S. HAWLEY STREET 220 N. HAWLEY STREET

SAN ANTONIO, TEXAS 78201 LOS ANGELES, CALIFORNIA 90012

TEL: (214) 218-1100 FAX: (214) 218-1101

WWW.ABDESIGNSTUDIO.COM

LAND SURVEYING

HENRY LAND SURVEYING

610 CRESTVIEW DR.

OJAI, CA 93023

T: (805) 218-6124

LANDSCAPE ARCHITECT

CJM/LA

1221 STATE STREET

SUITE 208

SANTA BARBARA, CA 93101

T: (805) 688-2120

SUBMITTALS / REVISIONS

PRINT DATE: 11/12/20

11/27/20

CONCEPT 3.0

11/27/20

PRELIMINARY DESIGN

11/27/20

PRELIMINARY DESIGN

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PRELIMINARY DESIGN

11/27/20

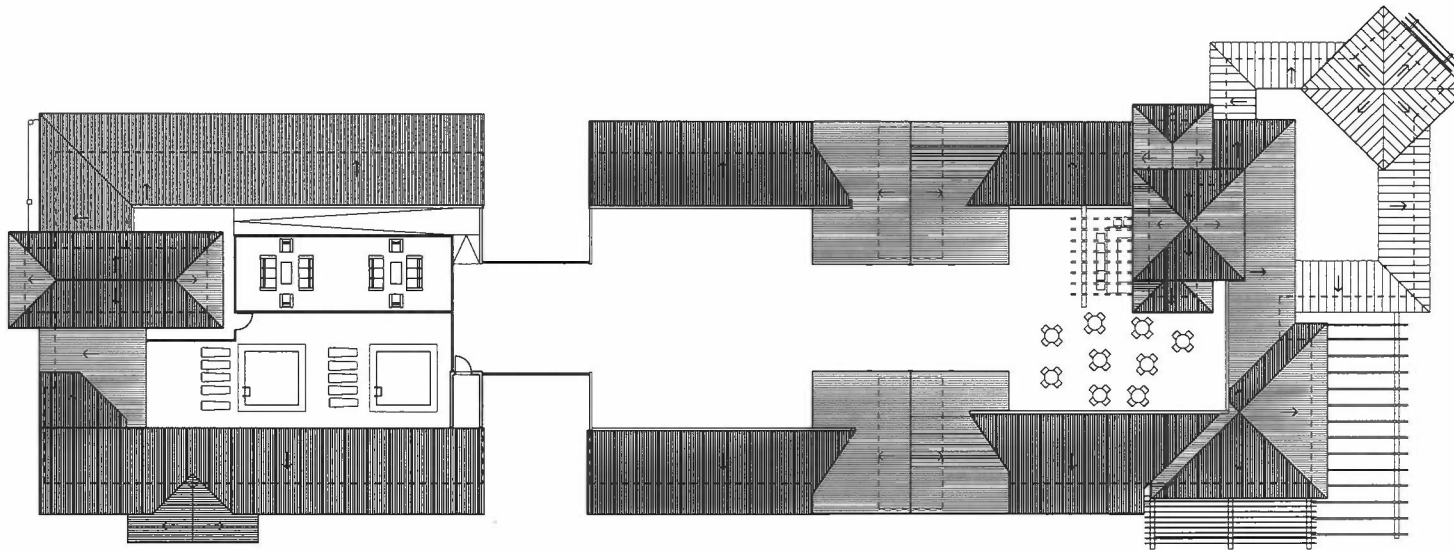
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11/27/20

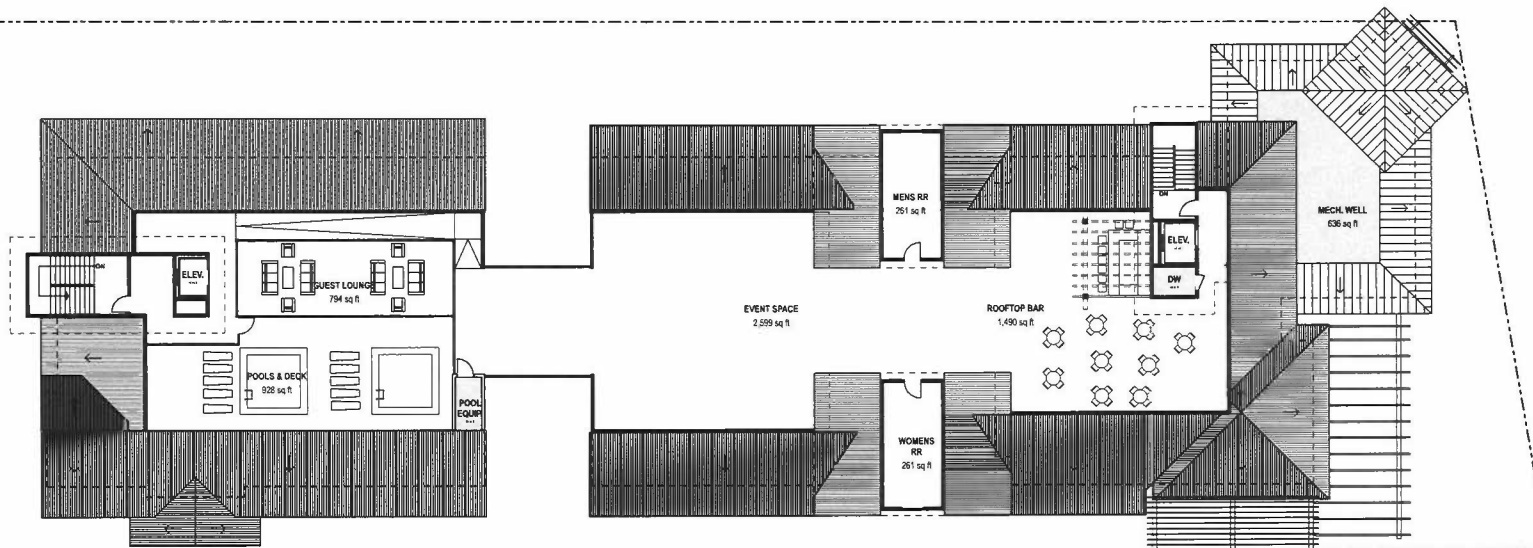
PRELIMINARY DESIGN

11/27/20

PRELIMINARY DESIGN



ROOF PLAN 2
SCALE: 3/32" = 1'-0"



ROOF TERRACE PLAN 1
SCALE: 3/32" = 1'-0"



AB design studio, inc.

ARCHITECTS | INTERIOR DESIGNERS | LANDSCAPE ARCHITECTS
422 S. HALSTED STREET SANTA BARBARA, CA 93101
770 S. MONTEFIO STREET LOS ANGELES, CA 90005

PROJECT: 2112 (WWW.ABDESIGNSTUDIO.COM)

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SANTA BARBARA, CA 93101
T: (805) 688-2120

SUBMITTALS / REVISIONS

PRINT DATE: 11/12/20

CONCEPT 3.0

PRELIMINARY DESIGN

PROJECT NAME

THE SURFLINER INN

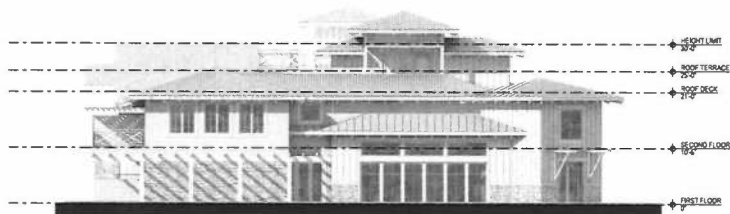
PROJECT ADDRESS

488 LINDEY AVE.
CARPINTERIA, CA

PROJECT ARCHITECT/CONTACT

488 LINDEY AVE.
201 W. MONTEFIO STREET
SANTA BARBARA, CA 93101

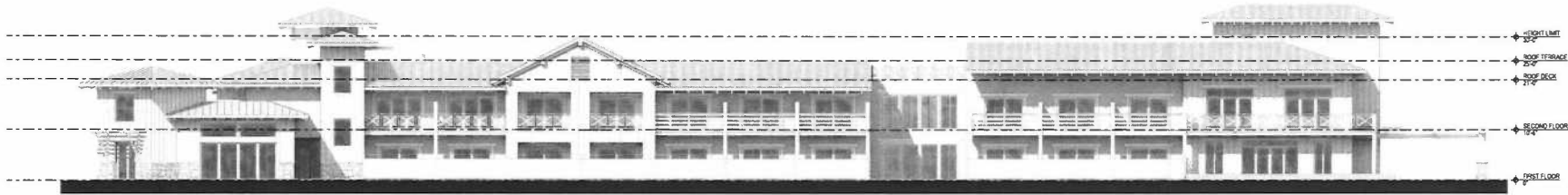




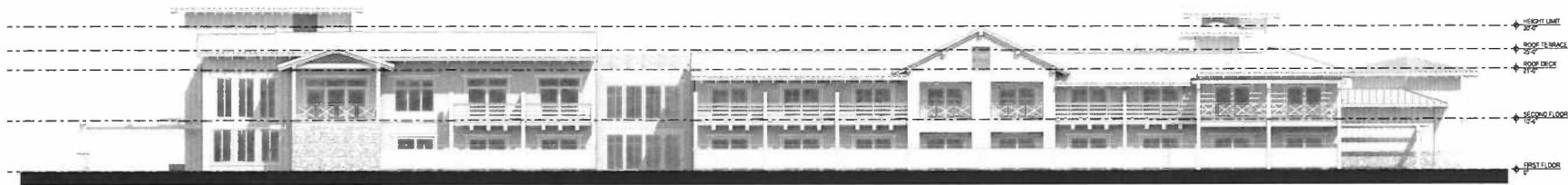
EAST ELEVATION 4
SCALE: 3/32" = 1'-0"



WEST ELEVATION 3
SCALE: 3/32" = 1'-0"



NORTH ELEVATION 2
SCALE: 3/32" = 1'-0"



SOUTH ELEVATION 1
SCALE: 3/32" = 1'-0"



AB design studio, inc.

ARCHITECTURE | INTERIOR DESIGN | LANDSCAPE ARCHITECTURE

450 S. WALTON STREET | 224 N. BROADWAY, STE. 100

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SUBMITTAL / REVIEW
PRINT DATE: 11/12/20

11.07.2011

CONCEPT 3.0

11.24.2011

PRELIMINARY DESIGN

P R O J E C T

PROJECT: 100-000

PROJECT: 100-000

PROJECT: 100-000

PROJECT: 100-000

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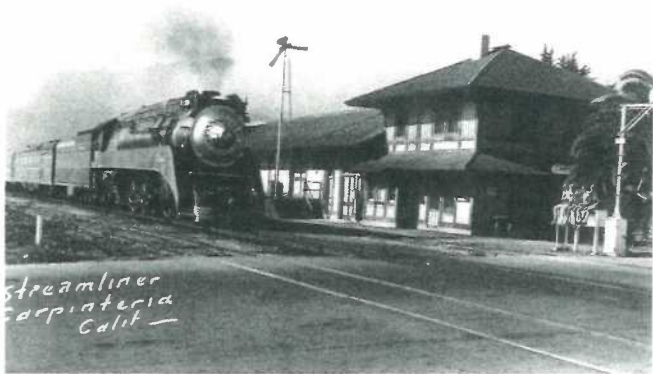
PROJECT: 100-000



SURFLINER INN

CONCEPTUAL IMAGES

Architecture Update 2020
AB Design Studio/Carawan Architecture



THEN: The existing train station, constructed in 1887, was demolished in 1967



PROPOSED SURFLINER INN CONCEPTUAL IMAGES



Linden Avenue Elevation

NOW: A proposed 40 room inn would provide transit friendly lodging in the center of downtown and a community gathering spot for drinks and small bites.



PROPOSED SURFLINER INN CONCEPTUAL IMAGES



casual, beachy, polished...

PROPOSED SURFLINER INN CONCEPTUAL IMAGES

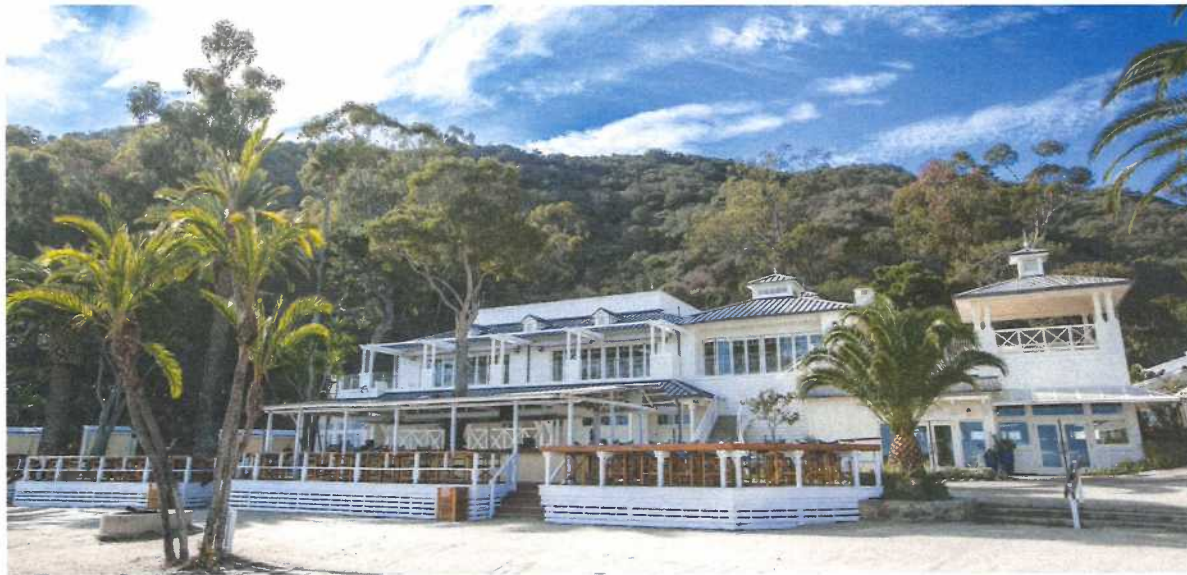


comfortable

timeless

relaxed

PROPOSED SURFLINER INN CONCEPTUAL IMAGES



fun
serene
effortless

PROPOSED SURFLINER INN CONCEPTUAL IMAGES



gathering

celebrating

resting



Attachment B

Walker Linden Inn Draft Parking Study

*City Council Meeting
November 30, 2020*

Linden Inn



Source: AB Design Studio Inc, Concept 3.0 Preliminary Design, 2020

In accordance with the shared parking methodology described above, this section discusses the recommended parking supply for the Linden Inn project. Linden Inn is a proposed future development to be located at 499 Linden Avenue (location of existing Lot 3). The Project will consist of 40 hotel rooms, a café, a rooftop bar, and supporting meeting space.

Land Use Program and Assumptions

Table 10 summarizes the land use program for the Project.

Table 10: Linden Inn Land Use Program

	Quantity	Unit
Hotel Rooms	40	Hotel Rooms
Café*	2,050	Square Feet
Hotel Rooftop Bar	1,490	Square Feet
Hotel Meeting Space**	3,938	Square Feet

*Includes both indoor and outdoor square footage proposed.

**Includes conference room, conference terrace, and event space on the rooftop terrace.

Source: Land use program – AB Design Studio Inc, Concept 3.0 Preliminary Design, 2020; Table – Walker Consultants, 2020

The following assumptions were utilized in the analysis of the recommended parking supply for the Linden Inn project:

- A 220 square foot General Store is proposed for the Linden Inn project. It is assumed that the General Store will be internal to the hotel, and primarily serve hotel guests. Given its size, no parking demand is anticipated to be generated from the General Store. Based on the small size of the General Store, it is anticipated that the employees of the store would also have other responsibilities at the hotel and therefore be captured within the general hotel parking demand.
- Based on the US Census American Community Survey 2012-2017 5-Year Estimate Means of Transportation to Work data, for the City of Carpinteria, 79% of employees drive alone to work. Therefore, for this analysis, it was assumed that 79% of hotel and café employees drive to the site each day.
- Drive ratio adjustments for hotel guests, hotel bar, and hotel meeting/banquet space guests are consistent with what is recommended in the shared parking model for similar development projects and are shown in Table 11 and Table 12. It is of Walker's opinion that these recommended drive ratios adequately capture the Inn's close proximity to the rail as well as the general walkability of downtown with the understanding that a majority of guests are still likely to drive. Existing rail service is currently limited and even with planned increases, while some hotel guests are likely to use rail service, several would still be expected to drive. Carpinteria is a somewhat isolated city on the Central Coast which may contribute to guests' decision to arrive by car so that they can have greater access to other communities throughout the area, as well as throughout Carpinteria.
- The non-captive ratio (adjustment to account for users already present on site) for hotel restaurant and bar guests was decreased to 70% to account for the likelihood that a portion of restaurant patronage are not hotel guests. Non-captive ratios for the other user groups (hotel guests and hotel meeting patrons) are consistent with what is recommended in the shared parking model for similar development projects (shown in Table 11 and Table 12).
- Base parking ratios, time of day and monthly presence factors are consistent with what is recommended in the shared parking model for similar projects (shown in Table 11 and Table 12).

Based on the above described assumptions, Table 11 and Table 12 display the adjustments made and resulting recommended parking supply by land use for the weekday (the period of projected peak parking demand) and weekend.

The period of peak parking demand is the same both weekdays and weekends, projected to occur at approximately 6:00 p.m. The recommended parking supply to serve the project at these times is 58± parking spaces.

Linden Inn Parking Demand Key Findings

- Weekday and weekend parking demand is expected to peak at 6 p.m. with a demand of 58± parking spaces.

Table 11: Linden Inn Recommended Parking Supply – Weekday (Project Period of Peak Demand)

Land Use	Quantity	Unit	Base Ratio	Driving Ratio	Non-Captive Ratio	Project Rate	Unit	Peak Hr Adj 6PM	Peak Mo Adj July	Recommended Supply
Hotel Guests	40	keys	1.00	59%	100%	0.59	keys	85%	100%	20
Employees	40	keys	0.15	79%	100%	0.12	keys	40%	90%	2
Rooftop Bar	1,490	sf GLA	6.67	63%	70%	2.94	ksf GLA	55%	95%	2
Meeting Space	3,938	sf GLA	10.31	68%	60%	4.21	ksf GLA	100%	100%	17
Bar/Meeting Employees	5,428	sf GLA	1.07	79%	100%	0.84	ksf GLA	60%	100%	3
Café Customers	2,050	sf GLA	12.40	70%	70%	6.08	ksf GLA	85%	97%	10
Employees			2.00	79%	100%	1.58		90%	100%	4
Total Guests/Customers										50
Total Employees										8
Total										58
Shared Parking Reduction										57%

Source: Walker Consultants, 2020

Table 12: Linden Inn Recommended Parking Supply – Weekend (Project Period of Peak Demand)

Land Use	Quantity	Unit	Base Ratio	Driving Ratio	Non-Captive Ratio	Project Rate	Unit	Peak Hr Adj 6PM	Peak Mo Adj July	Recommended Supply
Hotel Guests	40	keys	1.00	69%	100%	0.69	keys	85%	100%	23
Employees	40	keys	0.15	79%	100%	0.12	keys	40%	90%	2
Rooftop Bar	1,490	sf GLA	7.67	54%	70%	2.90	ksf GLA	55%	95%	2
Meeting Space	3,938	sf GLA	5.64	68%	70%	2.68	ksf GLA	100%	100%	11
Bar/Meeting Employees	5,428	sf GLA	1.10	79%	100%	0.87	ksf GLA	100%	100%	5
Café Customers	2,050	sf GLA	12.70	70%	70%	6.22	ksf GLA	85%	97%	11
Employees			2.00	79%	100%	1.58		90%	100%	4
Total Guests/Customers										48
Total Employees										10
Total										58
Shared Parking Reduction										52%

Source: Walker Consultants, 2020

Attachment C

Walker Potential New Public Lot Draft Parking Study

*City Council Meeting
November 30, 2020*

Potential New Public Lot

The City currently owns the vacant parcel on the south side of the railroad tracks, part of which is being considered for development into a public surface parking lot (APN 004-105-026). As part of the future conditions analysis, Walker developed conceptual plans for a potential new public parking lot in this location to determine how many spaces could potentially be provided. The locations of Lot 3 and a potential new lot are shown in Figure 16.

Figure 16: Location of Existing Lot 3 and a Potential New Public Parking Lot

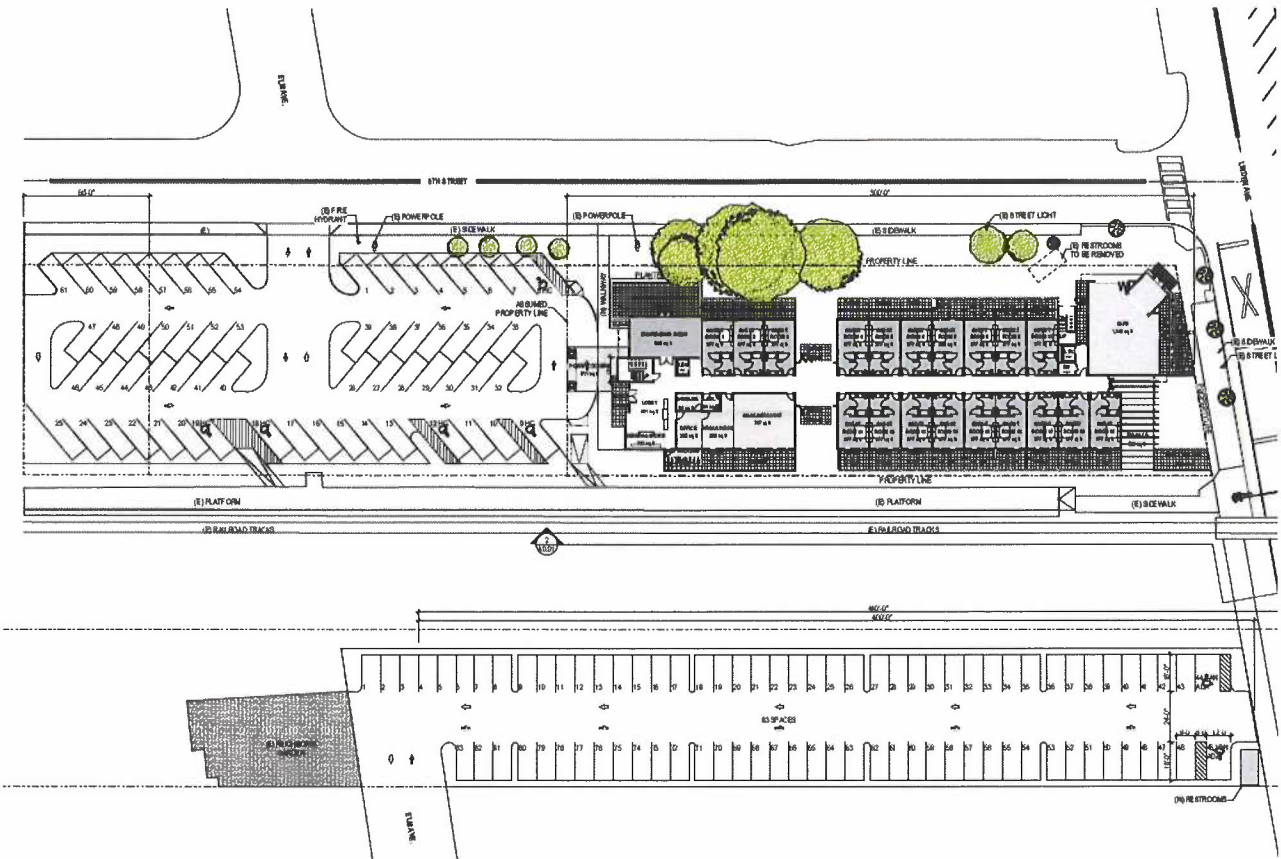


*Boundaries do not indicate the size of a potential new lot, but rather the area that was evaluated in terms of the number of spaces that could be potentially be accommodated within the space. As of the publishing of this report, no official plans are in place for a lot in this location.

Source: Satellite image, *Google Earth Professional*, 2019; Graphics, *Walker Consultants*, 2020

Conceptual architectural drawings for the proposed Linden Inn project show approximately one-half of Lot 3 dedicated to the Inn with the rest of the lot being maintained as parking, as well as some additional spaces gained on vacant space west of Lot 3; an estimated 61 spaces. There are currently 113 spaces in this lot, which would equate to a loss of 52 spaces. These plans also show a conceptual drawing of a new lot south of the train tracks with a neighboring public park space. The conceptual Inn plans anticipate 83 spaces in this lot. These plans are shown in Figure 17.

Figure 17: Linden Inn Conceptual Parking Layout – AB Design Studio



Source: AB Design Studio, Preliminary Design, 2020

Walker was tasked with developing concept plans for a potential new parking lot south of the train tracks to determine how many spaces could be gained by developing this space (APN 004-105-026).

Walker developed six conceptual parking layouts to be considered. The six layouts are summarized below:

- Option 1: 88 spaces – The lot's footprint extends from Linden Avenue to Elm Avenue, the same footprint presented in the architect's drawings for the Inn, with two rows of parking and 90-degree parking stalls.
- Option 2: 98 spaces – Same footprint as Layout 1 with angled parking stalls and parallel spaces along the perimeter of the lot. Access is provided via Linden Avenue and Elm Avenue.
- Option 3: 165 spaces – The lot's footprint extends from Linden Inn to Holly Avenue, with access from Linden Avenue, Holly Avenue, and Elm Avenue. This design has two parking rows with 90-degree parking stalls.
- Option 4: 187 spaces – Same footprint as Layout 3 with angled parking stalls and parallel spaces along the perimeter. Access is provided via Linden Avenue, Holly Avenue, and Elm Avenue.
- Option 5: 37 spaces – This layout only extends from Linden Inn to end of the neighboring unpaved lot south of the site, serving the restaurant "The Spot", with two rows of 90-degree spaces. Access is only provided from Linden Avenue.

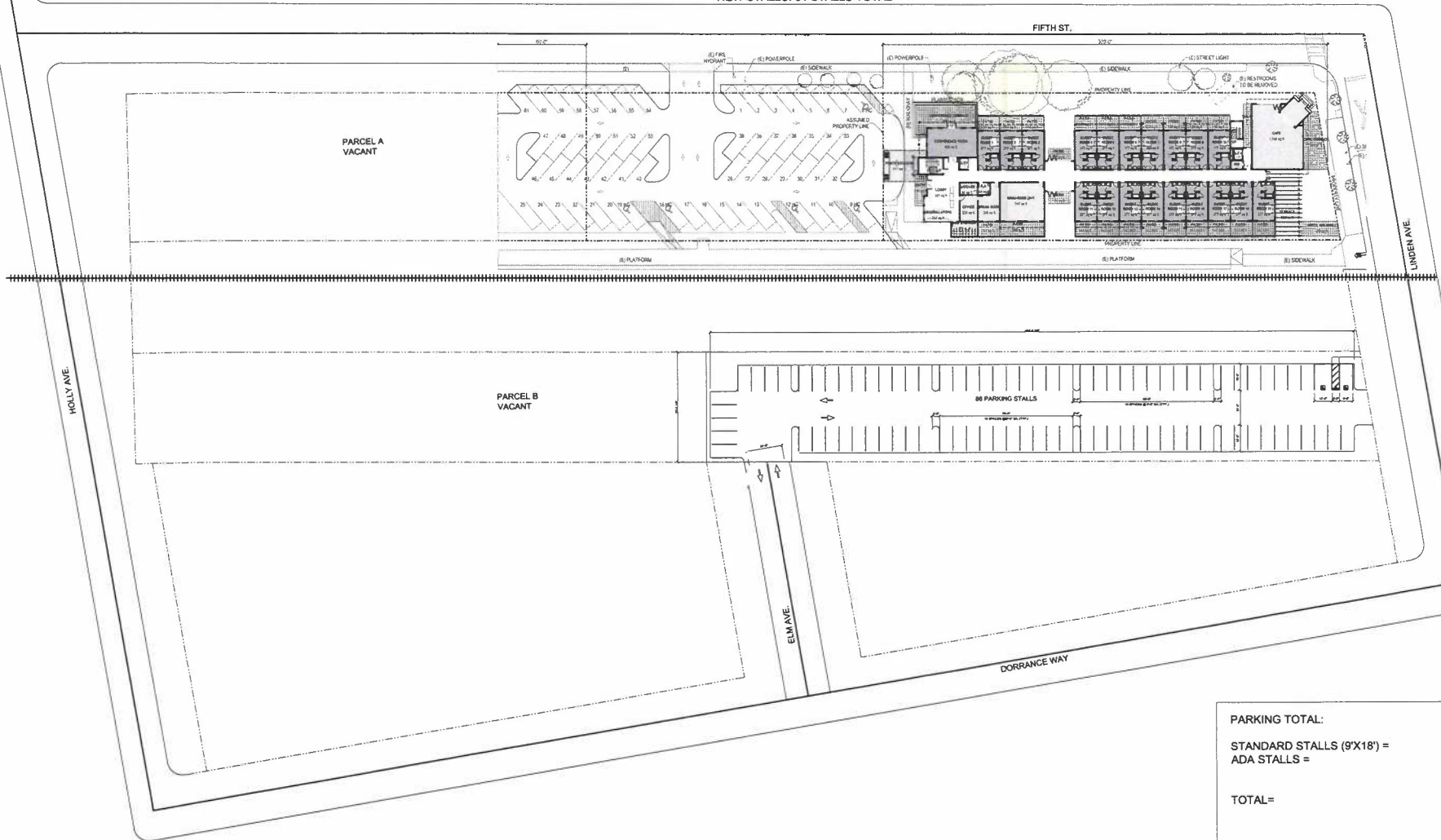
- Option 6: 103 spaces – This layout extends from Linden Avenue to Holly Avenue. The plan for this lot includes a row of parking bordering the northern edge of the site, along the train tracks, the entire length of the site, with a second row of parking on the southern edge, only extending to the edge of the existing “The Spot” unpaved lot to the south. Access would be provided on Linden Avenue, Holly Avenue, and Elm Ave.

The City has expressed that in the event the Inn is constructed, they would like a net neutral parking loss, meaning, despite the loss of some spaces with the construction of the Inn, these spaces would be replaced in a potential new lot. The Inn’s plans currently show a potential loss of 52 spaces in Lot 3. Therefore, in order to maintain this number of spaces, at least 52 spaces would need to be replaced in a new lot. Each layout presented would provide the City with a surplus of spaces in addition to replacing the 52, except for the smallest layout, Layout 5, which only provides 37 spaces.

Additionally, some of these layouts show an entry/exit from Elm Street. This entry/exit would be optional and if not provided, an additional four spaces could be gained in these layout options.

These six potential layouts are shown in Figure 18, Figure 19, Figure 20, Figure 21, Figure 22, and Figure 23

EXISTING STALLS: 113 STALLS TOTAL
NEW STALLS: 61 STALLS TOTAL



PARKING TOTAL:	
STANDARD STALLS (9'X18') =	86 STALLS
ADA STALLS =	2 STALLS
TOTAL =	88 STALLS

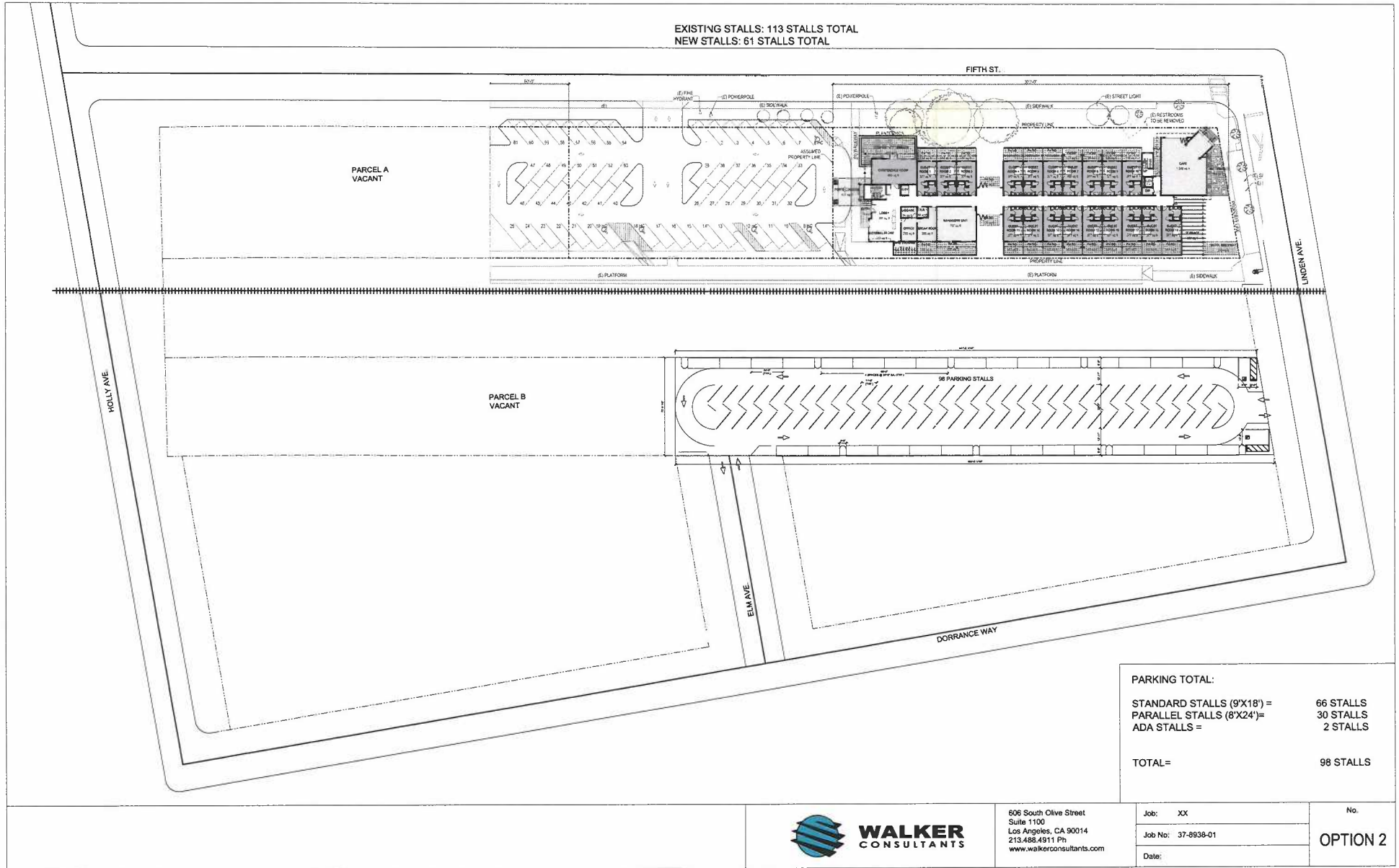


606 South Olive Street
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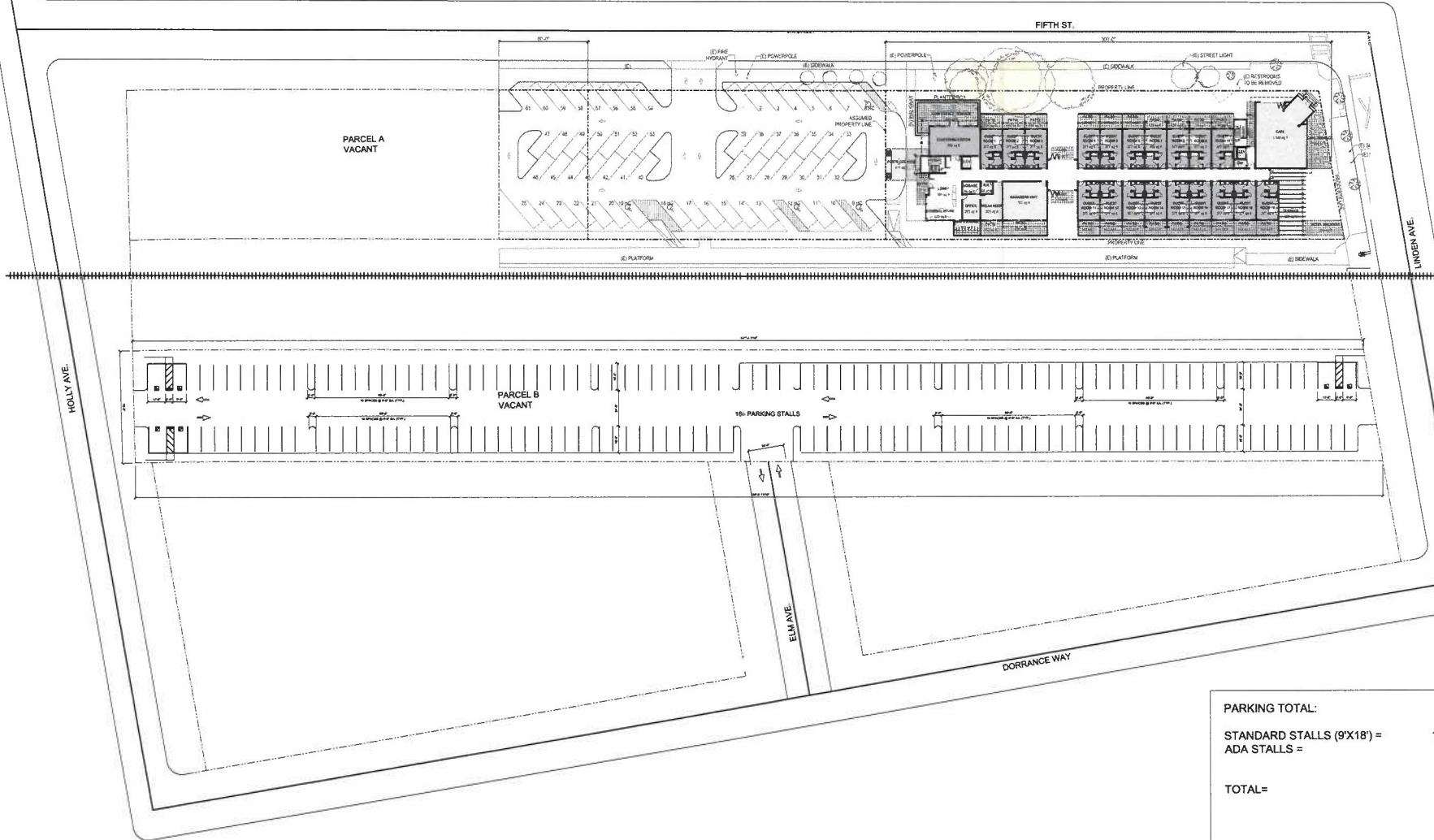
Job: XX
Job No: 37-8938-01
Date:

No.
OPTION 1

EXISTING STALLS: 113 STALLS TOTAL
NEW STALLS: 61 STALLS TOTAL



EXISTING STALLS: 113 STALLS TOTAL
NEW STALLS: 61 STALLS TOTAL



PARKING TOTAL:	
STANDARD STALLS (9'X18') =	159 STALLS
ADA STALLS =	6 STALLS
TOTAL=	165 STALLS

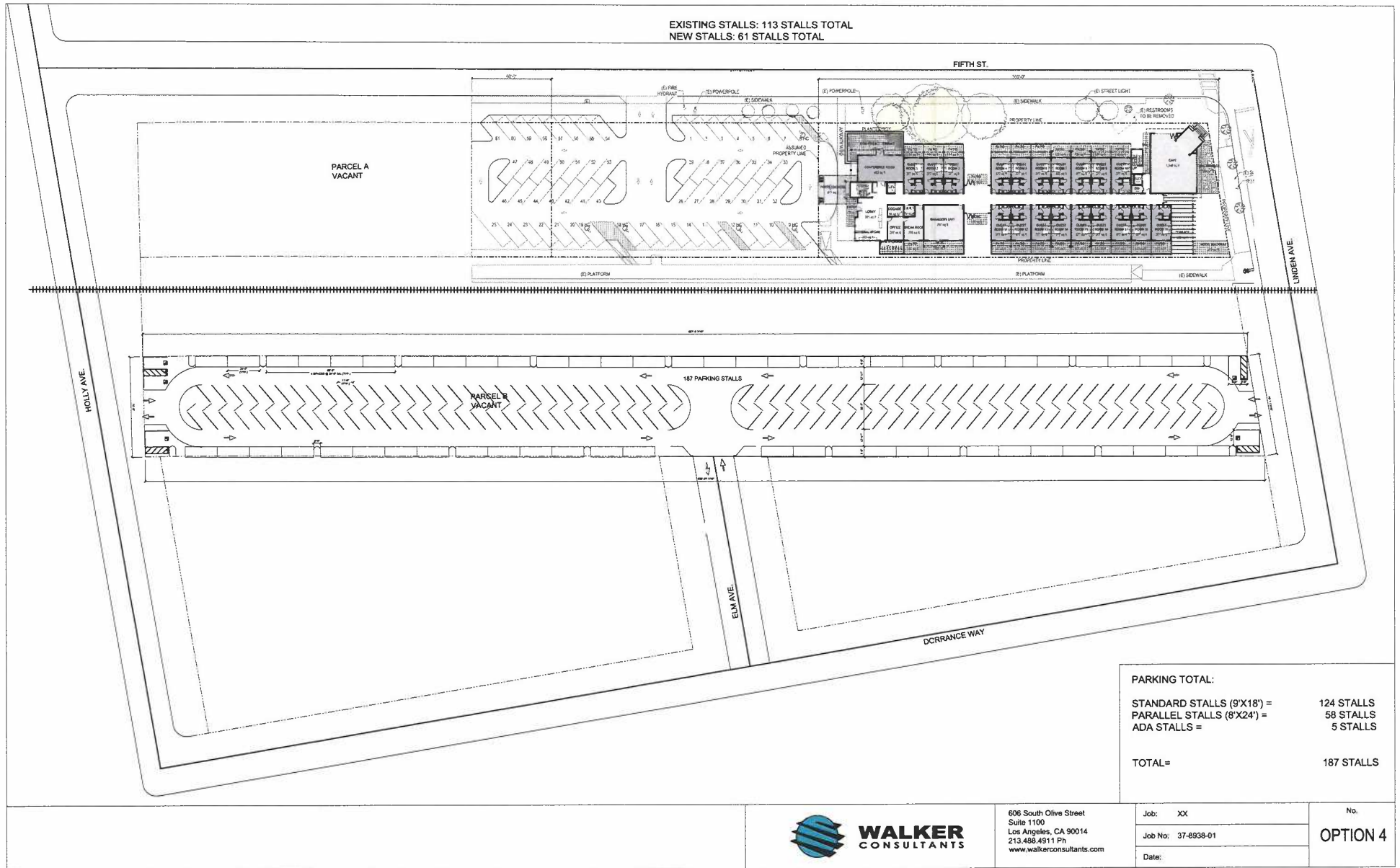


606 South Olive Street
Suite 1100
Los Angeles, CA 90014
213.488.4911 Ph
www.walkerconsultants.com

Job: XX
Job No: 37-8938-01
Date:

No.
OPTION 3

EXISTING STALLS: 113 STALLS TOTAL
NEW STALLS: 61 STALLS TOTAL



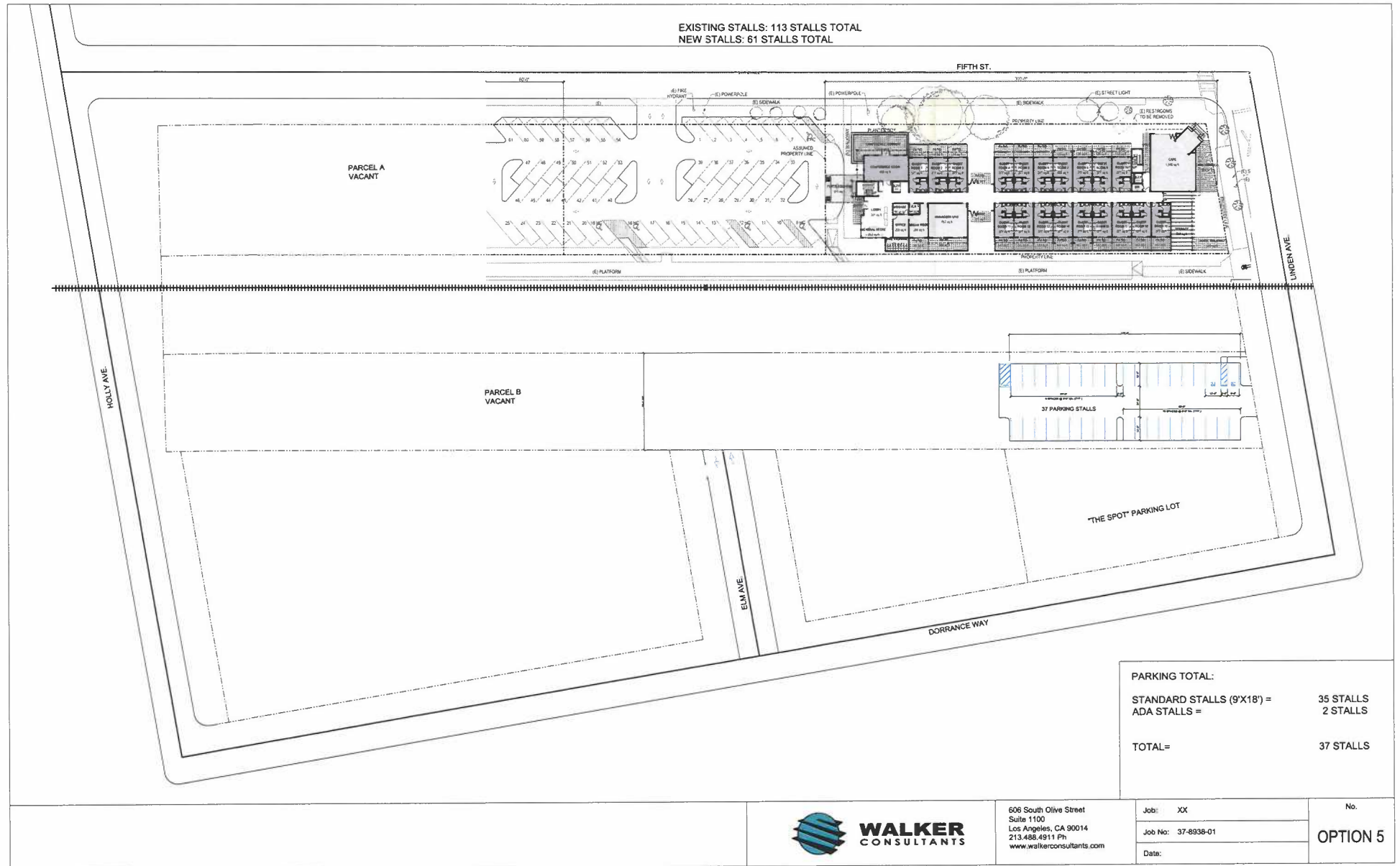
PARKING TOTAL:	
STANDARD STALLS (9'X18') =	124 STALLS
PARALLEL STALLS (8'X24') =	58 STALLS
ADA STALLS =	5 STALLS
TOTAL =	187 STALLS

Job: XX Job No: 37-8938-01 Date:		No.
		OPTION 4



606 South Olive Street
Suite 1100
Los Angeles, CA 90014
213.488.4911 Ph
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EXISTING STALLS: 113 STALLS TOTAL
NEW STALLS: 61 STALLS TOTAL



PARKING TOTAL:	
STANDARD STALLS (9'X18') =	35 STALLS
ADA STALLS =	2 STALLS
TOTAL=	37 STALLS



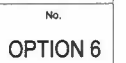
608 South Olive Street
Suite 1100
Los Angeles, CA 90014
213.488.4911 Ph
www.walkerconsultants.com

Job: XX
Job No: 37-8938-01
Date:

No.
OPTION 5

[illegible]

TOTAL=	103 STALLS
--------	------------



Future Parking Impacts – Lot 3 & Potential New Lot

In order to understand the impacts of these proposed projects on existing downtown parking supply and demand, an analysis was conducted that evaluates the existing parking demand in downtown in conjunction with the future planned projects. Currently, all three future projects include plans to use Lot 3. Therefore, the potential impacts to this lot were calculated, assuming existing demand would remain consistent.

Existing + Linden Inn

In order to understand how many spaces would be utilized in Lot 3 and future Lot 4 upon construction of the Linden Inn, the hourly results for the Linden Inn project from the shared parking analysis were layered over the existing hourly demand for the lot. Since 700 Linden and the expanded rail service are planned farther out than the Linden Inn project, the parking demand experienced as a result of just the inn was evaluated first.

Shared parking calculates the anticipated peak month of demand in its calculations. For the Inn, the peak month is expected to be July.

If the Inn project is approved, it would likely be constructed within the next few years, it is anticipated the demand currently experienced in Lot 3 would remain consistent. With the addition of the Linden Inn, on weekdays, the lot would continue to peak during lunchtime hours, between 12:00 p.m. and 1:00 p.m., with a projected occupancy of 111± vehicles. Based on concept plans for both Lot 3 and a potential new lot, parking needs could adequately be accommodated for the existing demand and Lot 3, with a likely surplus of parking available. The hourly parking demand for existing plus the Linden Inn is shown in Table 21.

Table 21: Future Lot 3 Parking Demand – Weekday, Existing + Linden Inn

Lot 3	11AM	12PM	1PM	2PM	3PM	4PM	5PM	6PM	7PM	8PM
Existing	55	55	55	55	39	39	28	28	31	31
Linden Inn + Café	50	56	56	53	47	46	55	58	55	52
Total	105	111	111	108	86	85	83	86	86	83

Note: It is noted that this estimation assumes existing demand for Lot 3 will remain the same upon construction of the Linden Inn.
Source: Walker Consultants, 2020

With 61 spaces planned to be maintained in Lot 3, the entirety of the weekday parking demand for the Linden Inn could likely be accommodated within these 61 spaces, with the peak parking demand not exceeding 58 spaces throughout the day. This would leave the entirety of a potential new lot south of the train tracks for general public parking which could accommodate existing demand and provide a surplus of new public spaces.

Under existing conditions, on the weekend, while the overall downtown peak parking demand occurred during lunchtime, peak demand for Lot 3 occurred at 3:00 p.m. with 67 spaces occupied and a utilization rate of 59%. With the addition of the Linden Inn development, this lot is anticipated to continue to peak at 3:00 p.m. with a peak parking occupancy of 113± spaces. Similarly, to the weekday projections, based on concept plans for Lot 3 and a potential new lot, parking demand could be adequately accommodated with a surplus available in the potential

new lot and the Inn entirely accommodated with the remaining spaces in Lot 3. The demand calculation is shown in Table 22.

Table 22: Future Lot 3 Parking Demand – Weekend, Existing + Linden Inn

Lot 3	11AM	12PM	1PM	2PM	3PM	4PM	5PM	6PM	7PM	8PM
Existing	48	48	50	50	67	67	54	54	49	49
Linden Inn + Café	50	55	55	52	46	45	52	58	56	53
Total	98	103	105	102	113	112	106	112	105	102

Note: It is noted that this estimation assumes existing demand for Lot 3 will remain the same upon construction of the Linden Inn.
Source: Walker Consultants, 2020

Existing + Linden Inn + 700 Linden

Based on conversations with the City, the 700 Linden project includes plans to use 28 spaces in Lot 3 to accommodate peak demand, with an applicant-calculated peak of 48 spaces (20 spaces on-site, 28 in Lot 3). The project is “credited” for these 28 spaces due to the historic parking assessment discussed in Section 4, Analysis of Current Policies and Regulations, of this report.

However, results of the Shared Parking Model indicate a greater need than those projected in the 700 Linden plans. With the intentions to use spaces in Lot 3 to accommodate demand, demand for this lot was calculated by taking into account existing parking demand, the Linden Inn development, and 700 Linden, assuming full build-out of each project. Since the proposed 700 Linden project would provide 20 spaces on-site to serve the project, these spaces were subtracted from the hourly demand.

On a weekday, the combination of these uses is anticipated to peak in Lot 3 at 1:00 p.m. with a demand of 152± spaces at 1:00 p.m. This is summarized in Table 23.

Table 23: Future Lot 3 Parking Demand – Weekday, Existing + Linden Inn + 700 Linden

Lot 3	11AM	12PM	1PM	2PM	3PM	4PM	5PM	6PM	7PM	8PM
Existing	55	55	55	55	39	39	28	28	31	31
Linden Inn + Café	50	56	56	53	47	46	55	58	55	52
700 Linden (total)	57	60	61	64	53	49	49	48	46	40
-20 On-Site Spaces	37	40	41	44	33	29	29	28	26	20
Total	142	151	152	152	119	114	112	114	112	103

Note: It is noted that this estimation assumes existing demand for Lot 3 will remain the same upon construction of the Linden Inn.
Source: Walker Consultants, 2020

Attachment D

Resolution No. 5500 Establishing a Sustainable Community Policy

*City Council Meeting
November 30, 2020*

RESOLUTION NO. 5500
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARPINTERIA
ESTABLISHING A SUSTAINABLE COMMUNITY POLICY

WHEREAS, the City of Carpinteria has an interest in promoting environmental stewardship, economic strength and social equity as fundamental to a thriving and sustainable community; and

WHEREAS, the City of Carpinteria recognizes a sustainable community as one that conducts its activities in a manner that meets its existing needs without compromising the ability of future generations to meet their own needs; and

WHEREAS, the 1993 President's Council on Sustainable Development was established to recommend approaches for achieving national economic, environmental and equity goals that establish sustainable communities; and

WHEREAS, the City of Carpinteria is determined to prepare for and provide consistent guidance regarding the resiliency of the community in light of evolving economic, social and physical conditions and the potential for significant disruptions from natural and manmade disasters; and

WHEREAS, the City recognizes its role and responsibility under the California Coastal Act to implement priorities through development review and code compliance activities including maintaining and improving public access, preserving and enhancing visitor serving accommodations and preserving unique coastal environmental resources and agricultural land; and

WHEREAS, there are many state and federal regulations that provide guidance to local governments for planning for the long-term health and success of the community in light of finite natural resources and the estimated impacts of climate change including but not limited to Assembly Bill 32, The Global Warming Solutions Act of 2006, The Sustainable Communities and Climate Protection Act of 2008, the 2008 California Public Utilities Commission Strategic Plan, January 1, 2014 updated Title 24 Regulations adopted by the California Energy Commission, the March 11, 2011 California Ocean Protection Council Resolution on Sea Level Rise; and the March 2013 State of California Sea Level Rise Guidance document, which in general guide local regulations to reduce greenhouse gas emissions, address sea level rise and reduce energy consumption; and

WHEREAS, local governments play an important role in reducing greenhouse gas emissions through efficient operation of public facilities and assets, effective land use and transportation planning, integrated waste management, protection of natural habitat and resources, promotion of renewable energy and efficient energy use; and

WHEREAS, the City of Carpinteria recognizes the growing public awareness and concerns regarding climate change and potential environmental and economic impacts that may result in changes to the global climate which may directly impact coastal communities such as Carpinteria; and

WHEREAS, the City of Carpinteria's Mission Statement, adopted January 25, 1993, acknowledges the responsibility of the City of Carpinteria to make judicious use of the City's limited resources to promote the highest possible quality of life for all of Carpinteria's residents; and

WHEREAS, the City of Carpinteria, its Council, Boards, Commissions and staff are dedicated to a culture and actions committed to a high standard of community, environment and economy through its applicable policy and regulations; and

WHEREAS, the City of Carpinteria continually works to develop programs that are consistent with the ideals of efficient resource allocation, environmental consciousness and economic development, including efforts to improve access to recreation and education opportunities and governmental support and services; and

WHEREAS, the City Council, as part of its 2013 Annual Work Program, outlined an approach to develop a Sustainable Community Policy to include three areas of service: Economic Vitality, Environmental Stewardship, and Community Health, Safety and Wellness, providing a structure that supports a variety of important local services from tourism promotion to energy conservation to public safety; and

WHEREAS, the subject policy is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines §§15307 and 15308 as the project consists of actions taken by regulatory agencies to assure the maintenance, restoration, enhancement or protection of the environment where the regulatory process involves procedures for protection of the environment and natural resources. The action would not implement any regulation or physical development and therefore is exempt from environmental review and therefore would not result in any physical changes to the environment. Any future project or amendment to regulatory documents of the City may require independent CEQA analysis; and

WHEREAS, the City Council has reviewed the proposed Sustainable Community Policy, as presented in a staff report on January 27, 2014.

NOW, THEREFORE, THE CITY COUNCIL HEREBY RESOLVES AS FOLLOWS:

The Carpinteria Sustainable Community Policy is an initial step that recognizes the need to implement and/or change public programs and services in order to effectively address community interests in the long-term. This policy has been developed in the context of current conditions, including guidance from existing studies, policies and regulations. It is intended to set the stage for effective collaboration and building on existing community efforts to attain sustained positive impacts. The Policy is designed to assist the City in making plans for a future Sustainable Community Element of the General Plan based on the tenets set forth in the policy. It recognizes the importance of community resiliency and is intended to be the impetus for development of strategies that allow the City to adapt to ever-changing environmental, economic, social and physical stressors.

The Carpinteria Sustainable Community Policy also serves as the City's commitment to the community to achieve sustainable outcomes that are capable of supporting property values and important sectors of the local economy, protecting and enhancing cultural, historical and environmental resources, and allowing all Carpinterians to lead fulfilling lives and have opportunities to be active contributors to the community.

Carpinteria Sustainable Community Policy

The City of Carpinteria will encourage people to work together to create a thriving community where natural, cultural and historic resources are preserved, jobs are available, development patterns support convenience and efficiency, neighborhoods are secure, education is lifelong, transportation and health care are accessible, and all citizens have opportunities to improve the quality of their lives.

The three interdependent elements of Economic Vitality, Environmental Stewardship and

Community Health and Wellness serve to focus the vision and guide decisionmaking and resource allocation per the City's Mission Statement and the community vision established in the Vision 2020 document, "On Track for the Future."

Goals

- Develop an annual Sustainability Work Plan that identifies, coordinates and accounts for initiatives throughout the City organization, providing annual reports, measurements and tracking.
- Guide future policy development and goal setting in order to integrate sustainability principles into the City's decision making processes and budgeting.
- Educate/train City employees to understand their work in terms of sustainability and empower them to implement sustainable initiatives through their jobs.
- Initiate and lead collaborative sustainability initiatives and communicate efforts to residents and business owners and operators, becoming a resource to the community.

The following policy actions shall be integrated into the development of plans and strategies to achieve the goals of this policy.

Economic Vitality

The City of Carpinteria will support and encourage a local economy that reflects its unique attributes, including rich agricultural resources, an optimal coastal location and climate for tourism, and a quaint, small town character. With a diversity of business sizes and types that reflect the needs and desires of the community, the City has a well-prepared group of business owners and operators capable of contributing to overall community resiliency in light of the potential for economic and natural calamities.

1. Promote a diversified and resilient local economy that reflects the unique attributes of the region and provides necessary and desirable products and services for both residents and visitors;
2. Attract and retain downtown retailers, hotels, corporate headquarters and Research and Development uses that can be successful in and complementary to the community;
3. Support property values through development of hazard preparedness and resiliency strategies;
4. Establish support for small business development;
5. Maintain and enhance the unique identity of the community and built environment to sustain a strong sense of place and community;
6. Stay informed on and promote sustainable economic development best practices such as Extended Producer Responsibility (EPR);
7. Support and develop outdoor athletic and entertainment events that attract visitors and create social opportunities for locals in the off-season months;
8. Improve off-season visitorship and tourism;
9. Develop revenue generation and savings plans to ensure sustainable community services and amenities;
10. Establish expanded local hiking trails, biking trails, public transit and other alternative transportation modes that are attractive and convenient to residents, employees and visitors;
11. Improve transit opportunities for the local workforce, including but not limited to bus, rail, and improvements to the Highway 101 corridor;
12. Develop collaboration between local schools, employers and community groups to cultivate work force mentorship and education programs that encourage youth to explore various occupations and skills and prepare local residents for local employment opportunities;

13. Promote infill development to enhance existing commercial districts and prevent blight;
14. Encourage new investment through private development in the City's neighborhoods, districts and major street corridors by establishing policies and regulations and implementing them through a thorough, effective process; and
15. Maintain a balance of jobs and housing in the community with housing types available to those with varied household incomes, especially aiming to improve the availability of low and moderate income housing that meets the needs of the local workforce.

Environmental Stewardship

The City will be a leader of environmental stewardship by reducing its consumption of finite resources, diverting material from landfills through reuse and recycling programs, and promoting the same to the Carpinteria community. The City will identify important local environmental resources, plan for, implement and support efforts such as the storm water management program and the creeks preservation program, to ensure that they thrive. The City will work with other public agencies, private utilities and non-governmental organizations (NGOs) to reduce local energy consumption, use more renewable energy sources, and protect and restore important local habitats.

Energy Conservation

1. Reduce greenhouse gas emissions through various activities which may include improved mass transit systems, reduced vehicle trips, improved alternative transportation systems for biking, walking and low emission vehicles, etc.;
2. Prepare and promote municipal plans to develop well connected streets and sidewalks, cool road and parking lot programs, and plant street trees to reduce heat island effects and enhance the pedestrian experience;
3. Develop and implement standards to reduce energy use;
4. Publicize energy efficient building design and construction practices that allow for future adaptation to efficient energy solutions such as solar electric or grey water systems for landscape irrigation;
5. Continue to collaborate with regional and state entities to reduce impacts to the environment and reduce energy consumption;
6. Streamline permitting for energy efficient improvements to existing structures; and
7. Develop a municipal/government agency efficiency program to improve and update existing facilities and fleets to more energy efficient alternatives and "lead by example" for the community and other local agencies.

Waste Reduction

1. Implement new and expanded waste stream reduction and recycling programs;
2. Develop and encourage food system waste minimization and reuse through food share programs and food scrap to compost programs;
3. Implement post-construction waste minimization and storm water runoff regulations;
4. Develop and implement standards to reduce waste production;
5. Support and enhance local litter and waste reduction education and outreach programs; and
6. Support and Promote Extended Producer Responsibility (EPR) regulations that encourage the manufacture of environmentally superior products, and ultimately eliminate products that create hazardous materials handling and disposal costs for local governments and the communities they serve.

Pollution Prevention

1. Implement the latest watershed management mandates via updated City watershed management and creek protection policies;

2. Increase educational outreach to schools, businesses and local community groups regarding pollution, natural resources, environmental stewardship, recycling and habitat;
3. Develop and implement standards to reduce runoff and pollution in local streams and watersheds;
4. Enhance educational outreach and information regarding local environmental concerns including clean water in creeks and at beaches, energy use, habitat and protected species, risk management and other specific environmental concerns that impact the Carpinteria Valley; and
5. Enhance local habitat and environmental protections through collaboration with local community groups and development of regulations and policies in the City's General Plan and Municipal Code.

Community Health, Safety and Wellness

The City of Carpinteria will develop and maintain a diverse open space, park and recreation system that respects local environmental resources and supports the recreational needs and expectations of the community. The City of Carpinteria will plan for a variety of housing types that are built to leading safety and energy efficiency standards in order to encourage a healthy, socio-economically diverse population and to promote a jobs/housing balance. The City of Carpinteria will strive to ensure community members are able to meet basic needs, have adequate access to health care, education and employment, and have opportunities to enhance the quality of their lives.

1. Promote and protect local historical and cultural resources, including physical structures, places and ideas;
2. Protect and enhance local parks, trails, beaches and community spaces;
3. Develop improved park and open space connections which encourage pedestrian access;
4. Improve and enhance connections to neighboring communities through coastal access; trail systems and bike paths;
5. Improve the quality of life of all members of the community through education, services and accessibility to resources;
6. Provide law enforcement services to ensure safety for residents, business operators and visitors;
7. Implement programs which promote interactions and communication between neighbors, including internet-based social programs and local community groups;
8. Improve safety preparedness awareness and education in case of natural disaster or other hazards;
9. Collaborate with other local agencies in a County-wide hazard mitigation and preparedness program;
10. Develop sea level rise adaptation strategies for potential future impacts to the Carpinteria Salt Marsh and our local creeks and beaches;
11. Develop a public safety and hazard resiliency plan to anticipate and plan for future natural hazards and risks;
12. Support residents and property owners' needs related to infrastructure improvements and maintenance to ensure safe and viable neighborhoods;
13. Continue to advance the emergency response system and education of emergency responders and the general public;
14. Promote and enhance local community events and activities;
15. Develop and enhance local food access and growing programs, which may include community gardens, local food vendor or swap opportunities, local school cooking and nutrition programs and other similar healthful sustenance programs;
16. Through Zoning Code and General Plan updates, encourage land use development

which creates a compact and accessible community that encourages walking and cycling and promotes an active lifestyle;

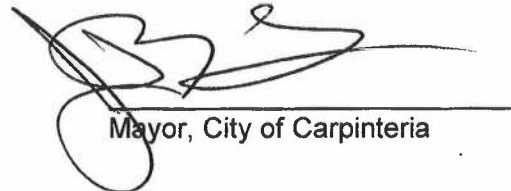
17. Develop education and improve outreach regarding local resources, activities and events to improve access to and use of services available in the community;
18. Promote social equity which addresses the fair distribution of benefits and costs among different social and cultural groups, recognizing that these groups have different needs, interests, rights to and responsibilities over resources, and that they experience different impacts of development interventions which must be considered to build a solid base for sustainability and socio-environmental equity;
19. Encourage and promote community participation in planning and policy development to ensure that a wide spectrum of the community is represented and participates in local government to ensure goals and objectives meet the desires of the community as a whole; and
20. Cultivate inter-agency programs and regulations to support sustainable goals and objectives of this policy throughout the community.

PASSED, APPROVED AND ADOPTED this 27th day of January 2014 by the following vote:

AYES: Councilmembers: Carty, Clark, Nomura, Shaw, Stein

NOES: Councilmember(s): None

ABSENT: Councilmember(s): None



Mayor, City of Carpinteria

Attest: 
City Clerk, City of Carpinteria

I hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the City Council of the City of Carpinteria held the 27th day of January 2014.


City Clerk, City of Carpinteria

APPROVED AS TO FORM:


City Attorney