

The Surfliner Inn Concept Review

SPECIAL MEETING OF THE CITY COUNCIL, PLANNING COMMISSION, &
ARCHITECTURAL REVIEW BOARD
NOVEMBER 30, 2020

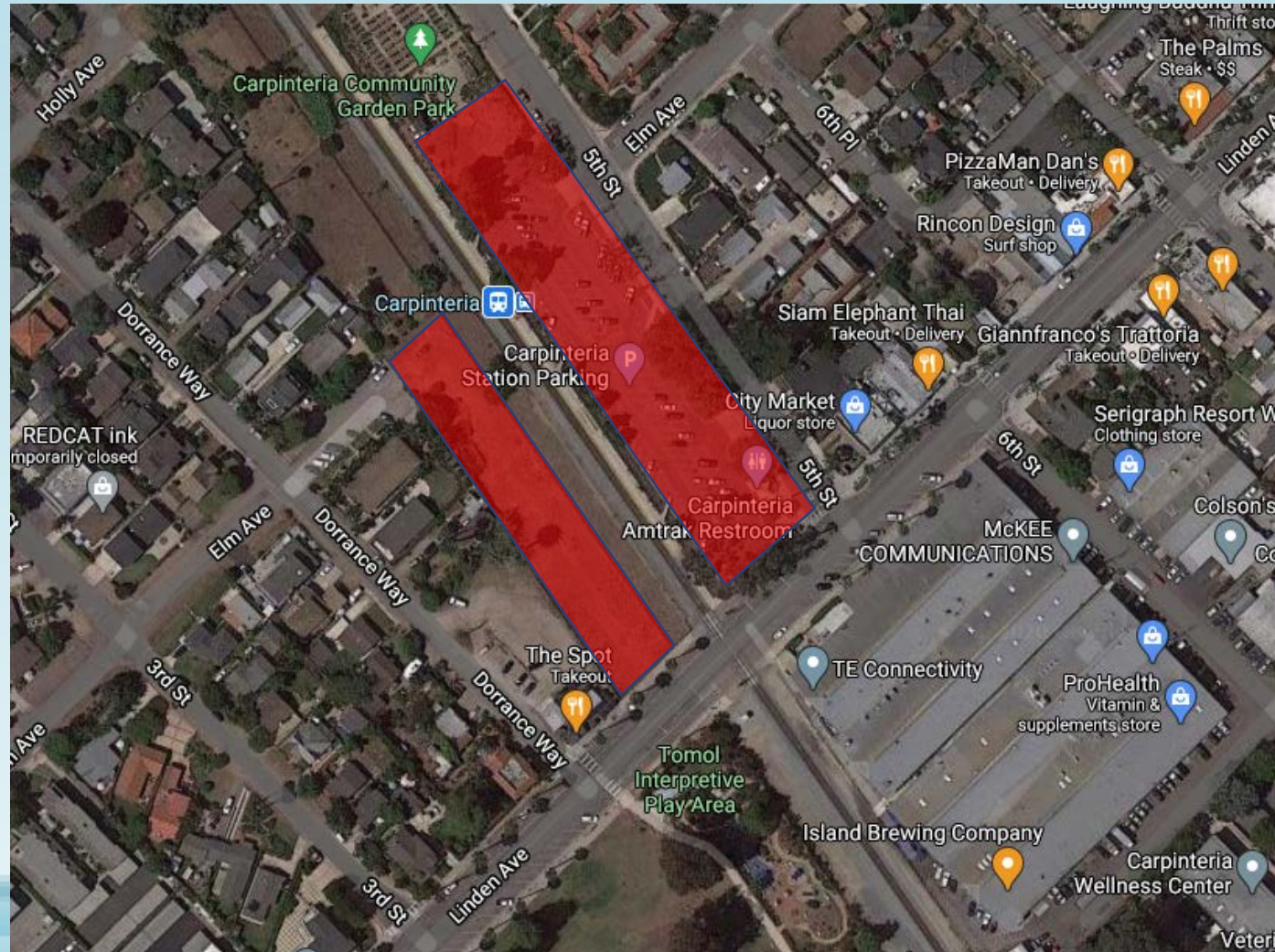
CONCEPT REVIEW ONLY

- The purpose is to allow the applicant to submit tentative plans, prior to the submittal of a formal project application, in order to receive early feedback from the public, and advisory comments and suggestions from the City's decision makers
- Public comments will be heard
- The decision makers will provide feedback and comments
- No vote, or any other type of formal action at this hearing

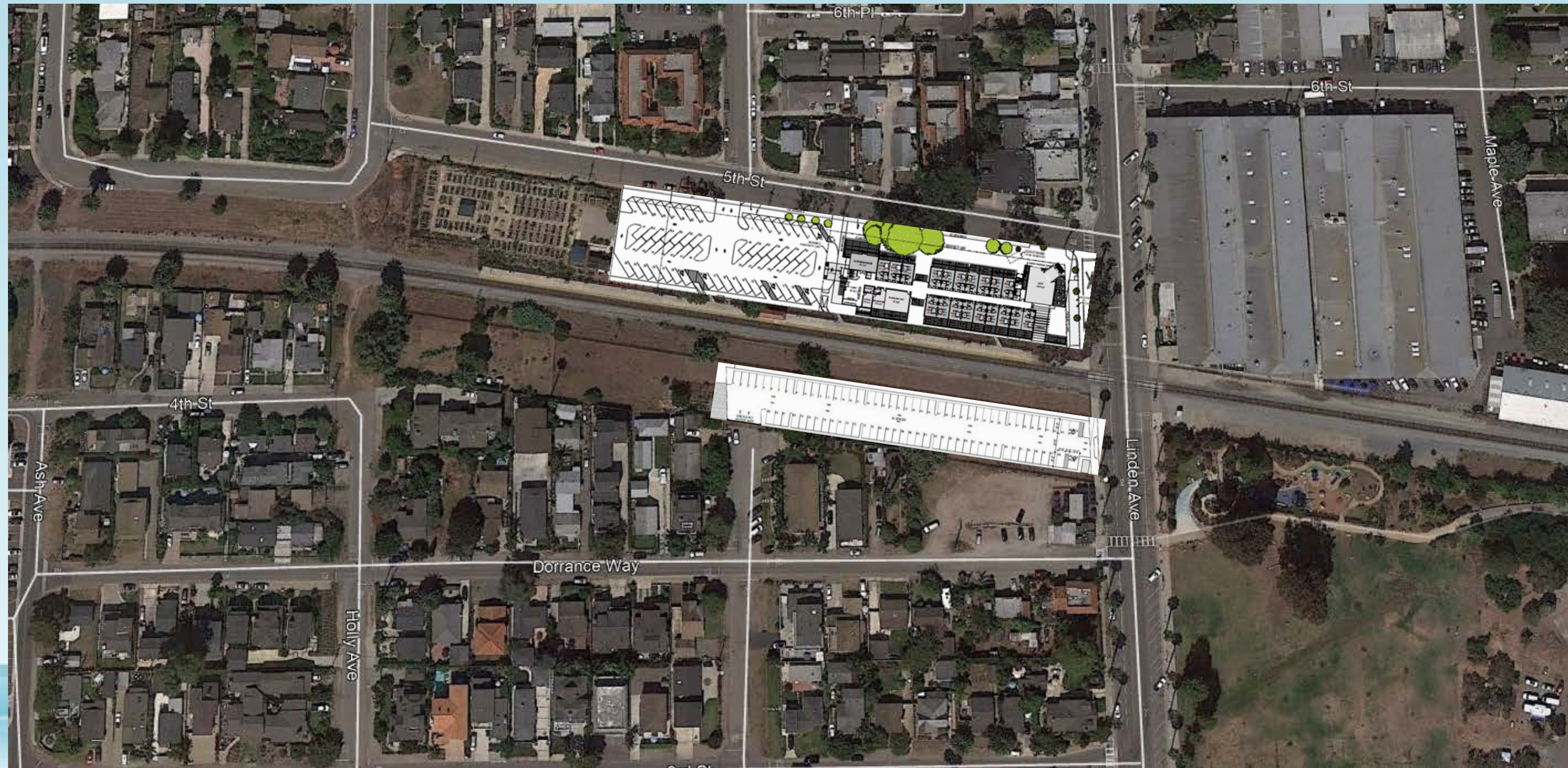
Proposal Information

- A new 40-room hotel at the corner of Linden Avenue & Fifth Street
- Reconfiguration and expansion of City Parking Lot #3
- New City Parking Lot #4 on the south side of the RR tracks

Aerial photo of vicinity

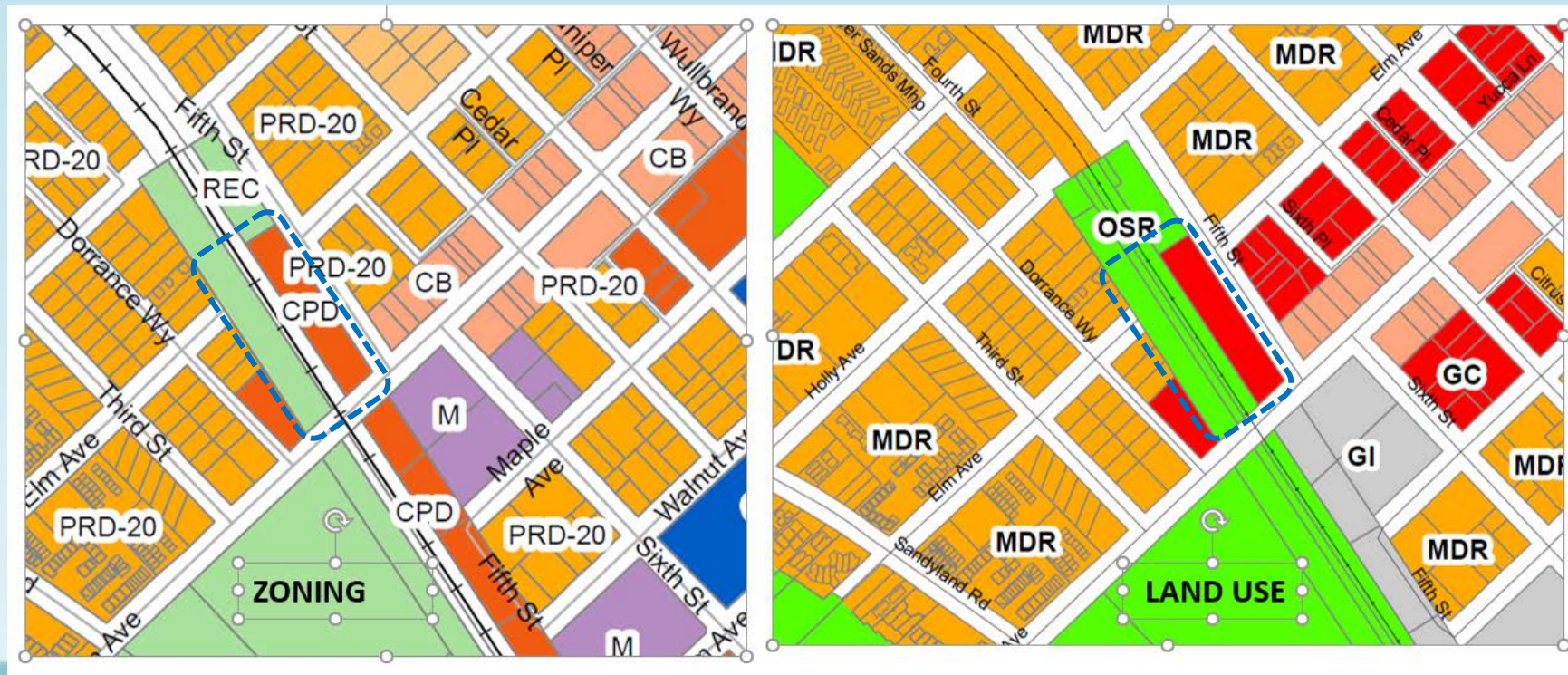


Aerial with Proposal

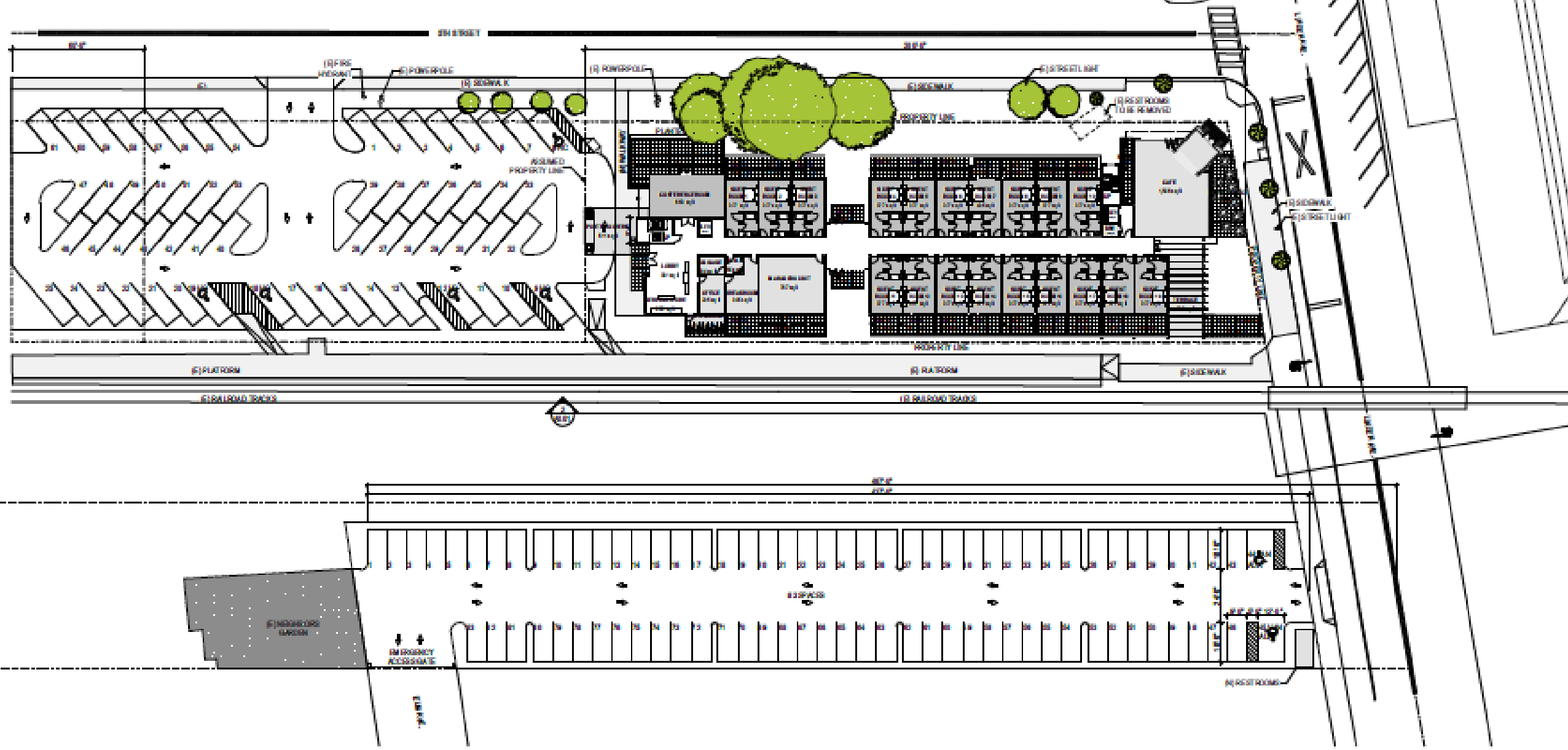


Land Use and Zoning Designations

- Land Use: General Commercial and Open Space/Recreation
- Zoning: Commercial Planned Development and Recreation



Overall Site Plan



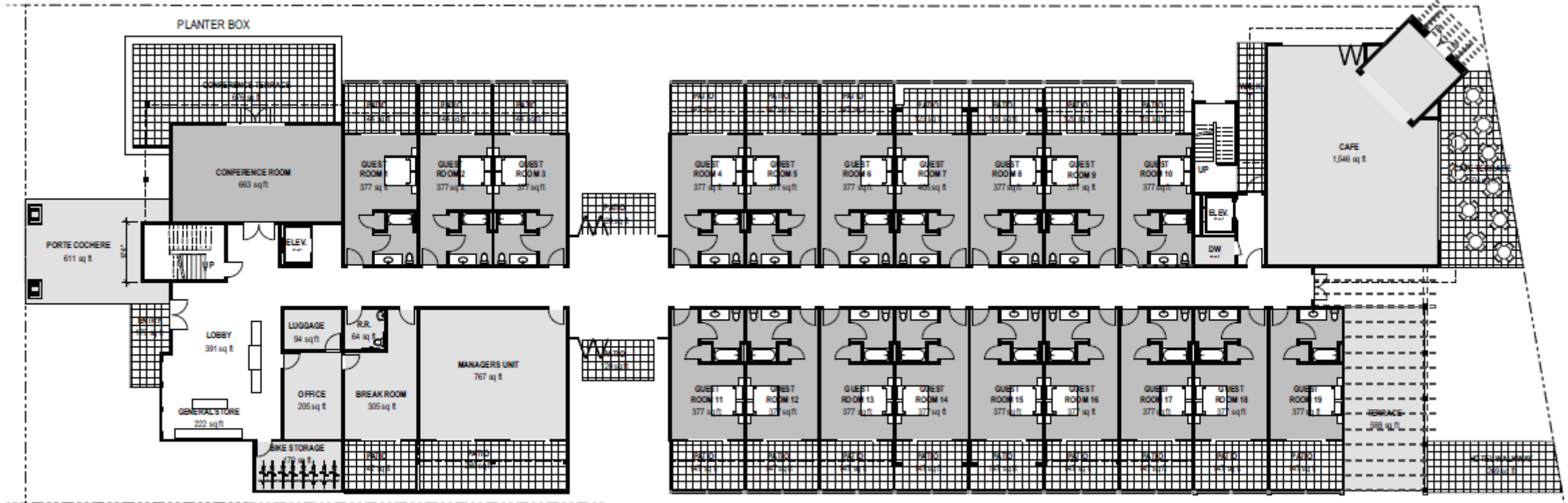
Surfliner Inn Concept Hotel



Concept Hotel Information

- The total lease area would be the eastern 30,000 sq. ft. of City Parking Lot #3
- Hotel footprint would be 15,608 sq. ft., not including landscaping, terraces, and walkways
- 1st floor would be 15,608 sq. ft. in size and would contain a lobby, conference room, administrative areas, a managers unit, 19 guest rooms, and a café
- 2nd floor would be 13,081 sq. ft. in size and would contain 17 guest rooms and 4 suites
- Rooftop would have 6,085 sq. ft. of open area with a rooftop bar, event area, guest lounge, 2 small swimming pools, and 2 restrooms

First Floor

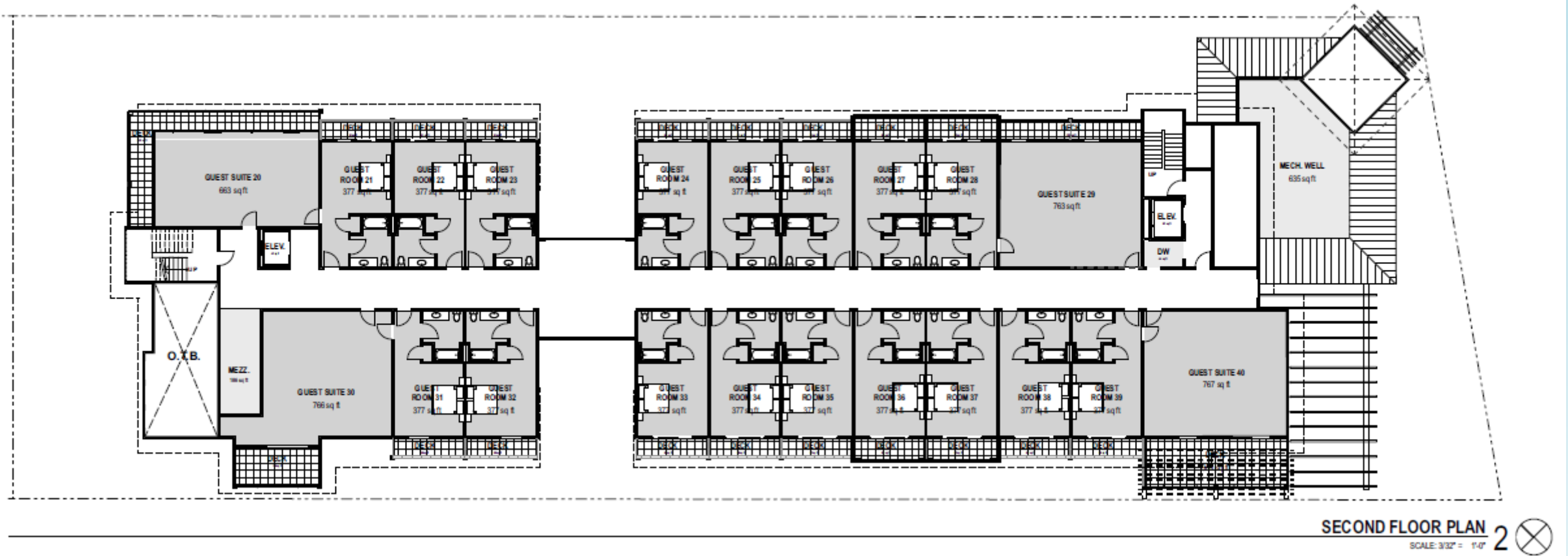


FIRST FLOOR PLAN

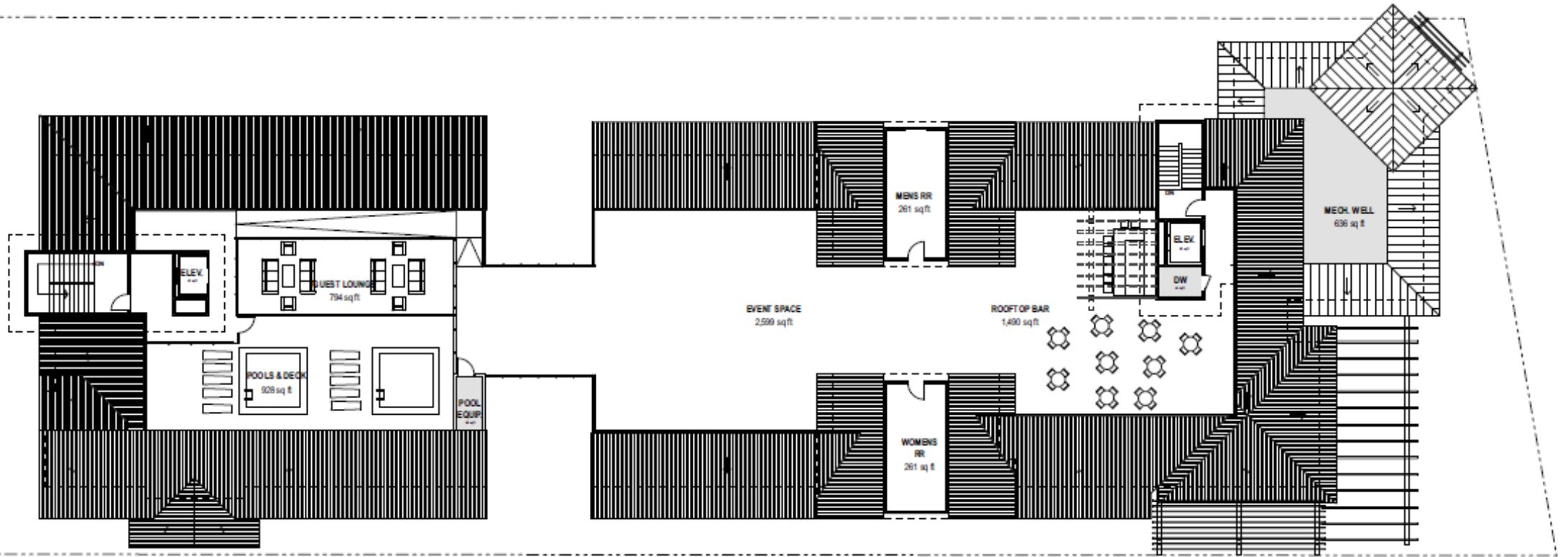
SCALE: 3/32" = 1'-0"



Second Floor



Rooftop Area



ROOF TERRACE PLAN

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



East Elevation (Linden Avenue)



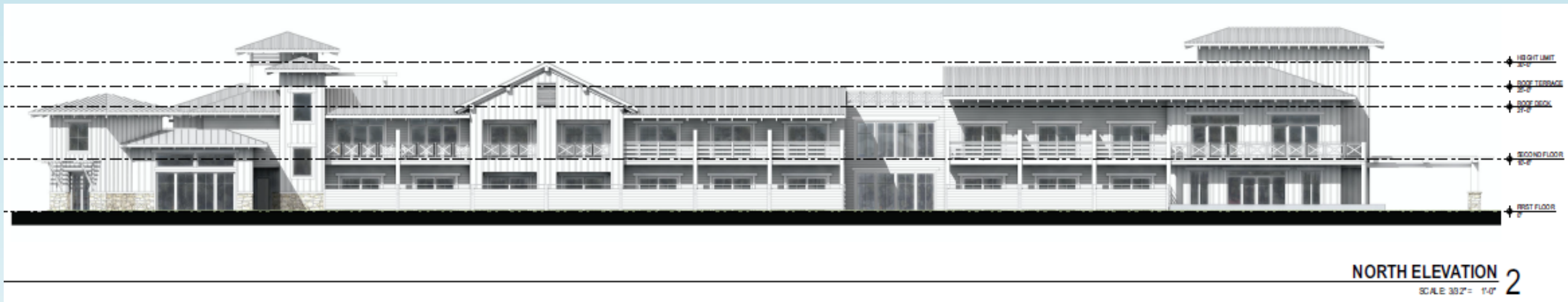
EAST ELEVATION

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

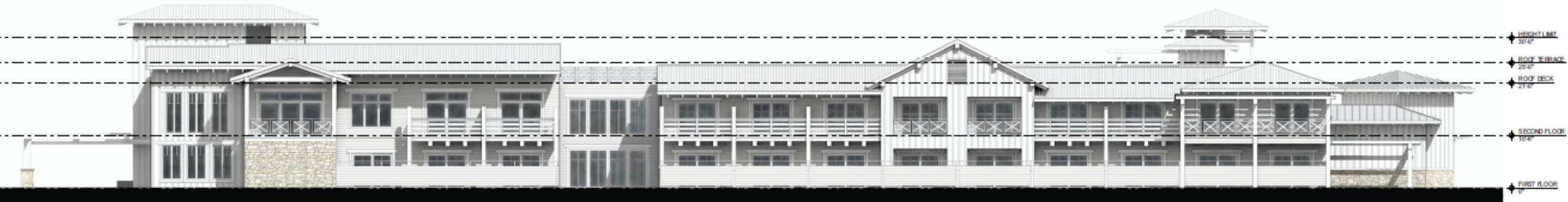
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North Elevation (Fifth Street)

- Main roof ridges are 25 feet & 29 feet tall
- Maximum height of elevator shafts/stairwells is 36 feet & 36.5 feet



South Elevation (RR Tracks)



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

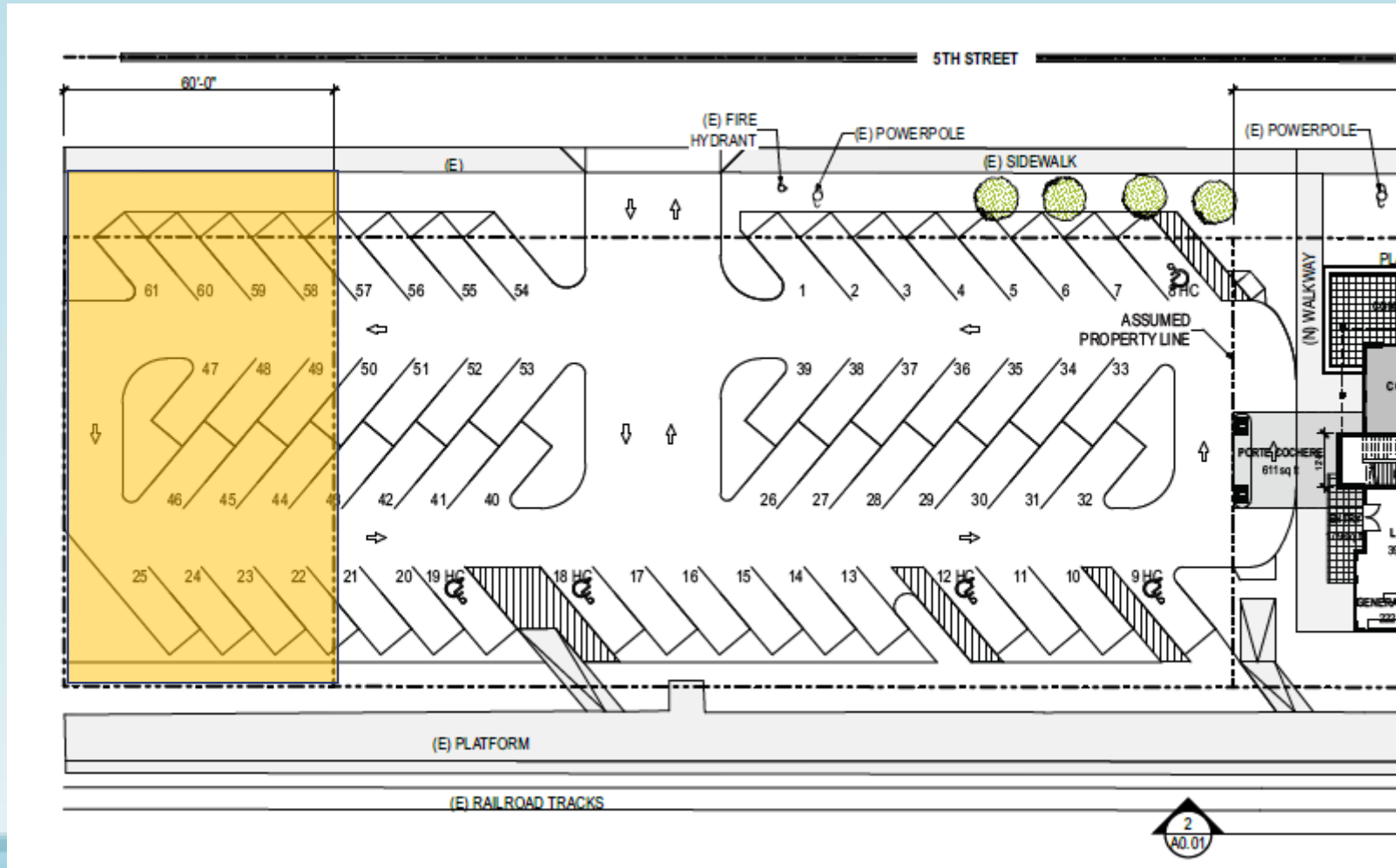
West Elevation (Community Garden)



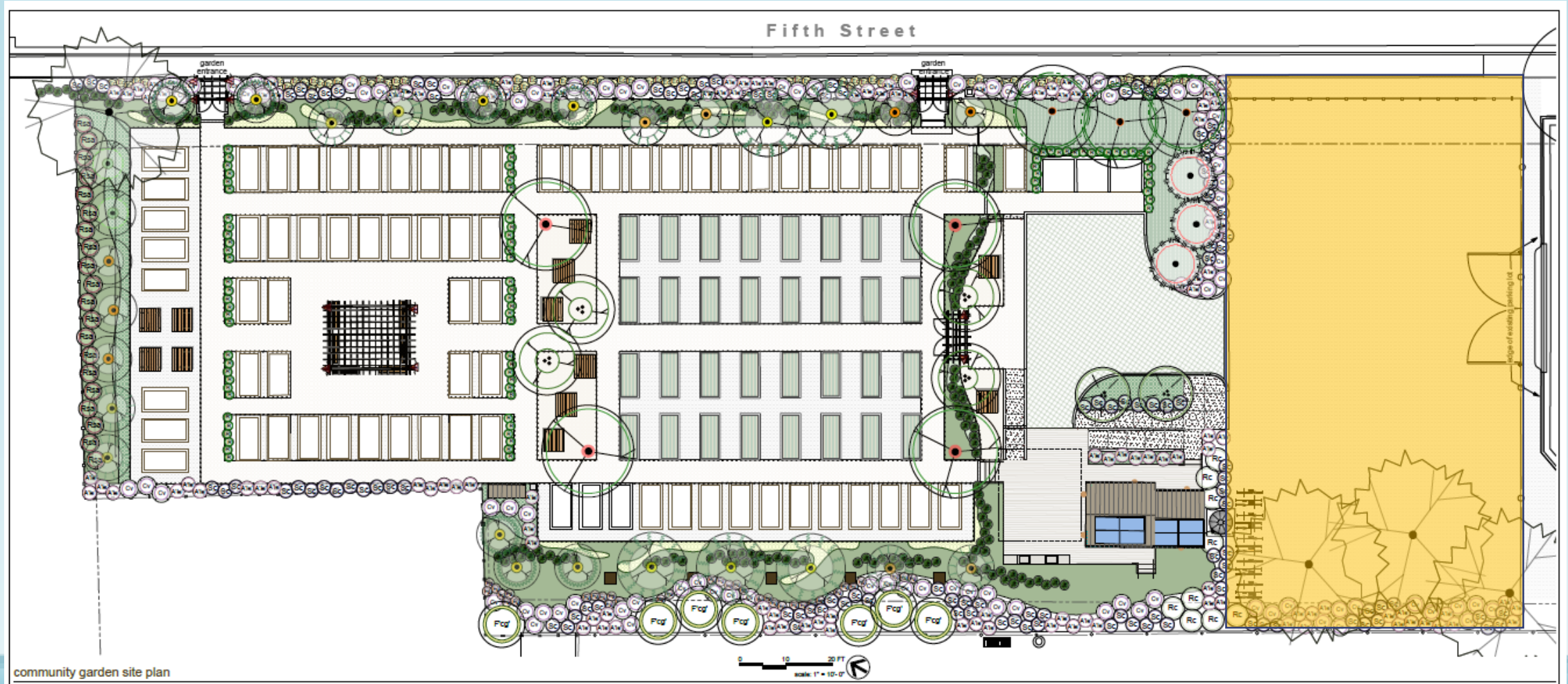
City Parking Lot #3

- Presently contains 113 parking spaces
- 47 parking spaces would remain
- 14 new parking spaces would be constructed over a portion of City property
- The proposal would result in a total of 61 parking spaces in City Parking Lot #3 with continued access from Fifth Street
- 52 parking spaces less than the original 113

Proposed City Parking Lot #3



City Parking Lot #3 Expansion Area

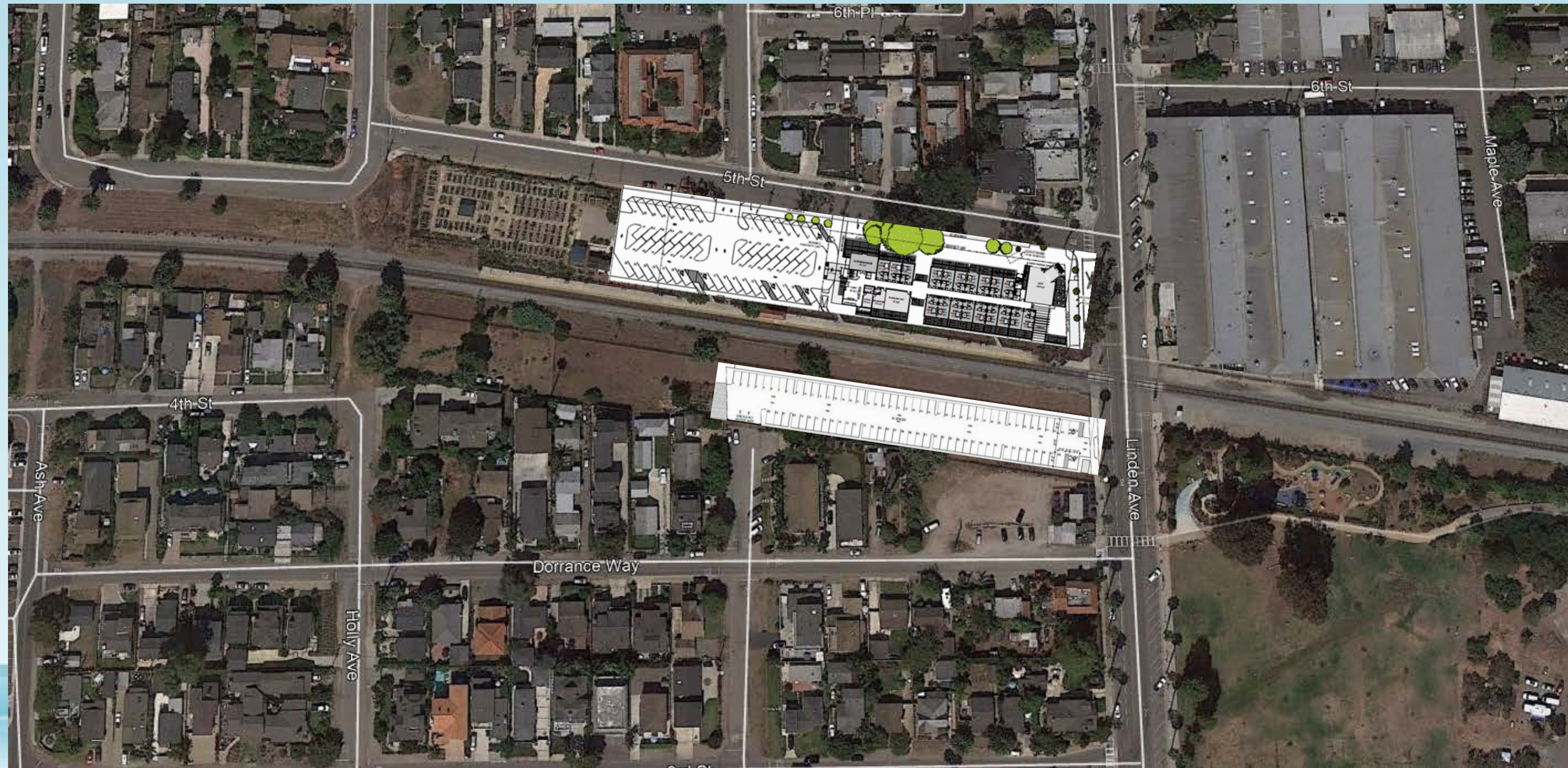


Proposed City Parking Lot #4

- New public parking lot located on the south side of the railroad tracks
- Public restroom would be relocated to new parking lot
- Access from Linden Avenue
- Emergency Access only from Elm Avenue
- Proposal for 83 new parking spaces

The site plan illustrates a rectangular parking lot with 83 numbered spaces arranged in two rows. The top row contains spaces 1 through 43, and the bottom row contains spaces 83 through 48. The lot is bounded by a dashed line on the top and bottom. Key dimensions include a total length of 467'-0" and 427'-0", and a width of 18'-0" and 24'-0". Specific dimensions for individual spaces are 9'-0", 5'-0", and 12'-0". The lot is adjacent to Elm Ave. on the left, with an emergency access gate. To the right, there are restrooms and a building labeled (N) RESTROOMS. The lot is also adjacent to a road on the right.

Proposed City Parking Lot #4



Parking Requirements

- Per Carpinteria Municipal Code §14.54.040
- Hotel: 1 space/room and 1 space/employee
- Café & Rooftop Bar: 1 space/250 sq. ft. and 1 space/50 sq. ft. of seating area
- Events: 1 space/300 sq. ft. of assembly area or 1 space/28 sq. ft. of seating area
- Assumes “worst-case-scenario” for parking

USE	Minimum Spaces	Maximum Spaces
Hotel	49	49
Café/Bar	73	73
Events	9	93
Total	131	215

Parking- Conjunctive Use

- Conjunctive Use: the joint use of parking spaces for two or more land uses where 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.
- For example, an office building and nightclub could share a parking lot since the office would use the spaces during the weekdays, and the nightclub would use the spaces during evenings and weekends.
- Allows decision makers to modify the strict application of the code parking requirements with review and approval of a parking study on a case-by-case basis.

Walker Draft Downtown Carpinteria Study

- In general, found that downtown Carpinteria has a surplus of parking and the peak parking demand occurs during lunchtime.
- Determined that City Parking Lot #3 is underutilized.
- Calculated the peak demand for the concept hotel would be 58 parking spaces at 6pm, based on shared parking methodology.
- Shared parking methodology is an industry standard developed in the 1980's to calculate parking demands based on land uses and statistics. It includes concepts like conjunctive use, but provides a more accurate and thorough analysis.

Parking Math

- City Parking Lot #3 will have a net loss of 52 spaces ($113-61=52$)
- City Parking Lot #4 will provide 83 new spaces
- $83-52=31$ net new spaces
- Walker Study requires 58 spaces for the concept hotel
- $31-58= -27$ parking spaces short
- As proposed, the project will result in a net loss of 27 parking spaces.
- To become parking space neutral, 27 additional spaces should be added to City Parking Lot #4 per a hybrid of the Walker Study options.

Policy Analysis

- Unlike zoning standards, policy analysis is subjective and it is up to the discretion of the decision makers during application review to determine policy consistency.
- In general, the proposal appears Potentially Consistent with the City's Objectives and Policies, as discussed in the Staff Report.

Potential Next Steps & Opportunities for Additional Public Comments

- City Council Meeting – City Council consideration of item for staff to negotiate an Agreement and Ground Lease with Developer
- City Council Meeting – City Council consideration of proposed Agreement and Ground Lease
- Developer Submits Application
- City Development Review
 - City Staff determines application completeness
 - ARB Meeting – Board reviews Project Design Elements
 - Planning Commission Meeting – Commission consideration of Permit Application and California Environmental Quality Act materials
 - City Council Meeting (if necessary on appeal) – Council consideration of Permit Application and California Environmental Quality Act materials



