



City of Carpinteria

SPECIAL CITY COUNCIL AGENDA STAFF REPORT November 29, 2021

ITEM FOR COUNCIL CONSIDERATION

Acceptance of the revised Project Plans for the Surfliner Inn Project, located generally southwest of the intersection of Linden Avenue and Fifth Street, and Authorization for the City Manager to sign the Surfliner Inn Project Application.

STAFF RECOMMENDATION

Action Item: X Non-Action Item:

Receive a presentation from 499 Linden Managers, LLC (Developers) concerning Project Plan revisions and either (1) accept the revised Surfliner Inn Project Plans (Project Plans) for use in the project's Development Plan/Coastal Development Plan application or (2) decline to accept the Project Plans and provide the Developer direction concerning further revisions to the Project Plans.

Sample Motion: I move to accept the revised Surfliner Inn Project Plans (Project Plans) for use in the Surfliner Inn Project's DP/CDP application and authorize the City Manager to sign the development application on behalf of the City as property owner for submittal to the City's Community Development Department for City Development Review.

BACKGROUND

On August 14, 2017, the City Council authorized the publishing of a Request for Proposals (RFP) to develop an inn and restaurant on City-owned property located at 499 Linden Avenue (APN 004-105-011). On June 24, 2018, the City Council authorized entering into an Exclusive Negotiation Agreement (ENA) with the Developers to negotiate the scope of the project including Ground lease terms. In the negotiation process, the Concept project was defined with the following significant features:

- 36 guest rooms and 4 guest suites.
- A public roof top bar.
- A public event space.
- A "guest only" roof top swimming pool area.
- A street level café with inside and outside dining.

- An expansion of public Parking Lot No. 3 westward 60 feet onto to the adjacent parcel (APN 004-105-016).
- A new public parking lot at 399 Linden Avenue.
- Relocation of the public restroom from 499 Linden to 399 Linden Avenue.
- A new multipurpose trail from Linden to Holly Avenue on APN 004-105-026, 028.

On November 30, 2020, the City held a joint City Council, Planning Commission and Architectural Review Board Concept Review Meeting to consider the proposed design for the Surfliner Inn Project. The purpose of the Concept Review Meeting was to preliminarily consider consistency with the City's General Plan and Local Coastal Plan (GP/LCP). Comments from individual board members are included in the minutes of the meeting and are attached to this report as Attachment B.

On July 19, 2021, the City and Developer entered into a Lease Disposition and Development Agreement (LDDA). The LDDA authorizes the City to enter into a ground lease to build private and public improvements on City-owned property provided certain conditions are met, including the receipt of permits through the City Development Review process for an inn, restaurant and public improvements at the Developer's expense.

The LDDA specifically requires the Developer to obtain authorization from the City Council of the Site Plan, Basic Concept Drawings and Proposed Improvement Plans (Project Plans) to be used in an application for the Surfliner Inn Project.

DISCUSSION

The purpose of this agenda matter is to allow for the City Council to review the revised Project Plans and, if determined appropriate, accept them for use in the Developer's application, and to authorize the City Manager to sign the Surfliner Inn project application on behalf of the City acting in its capacity as property owner. .

The Developer has revised the plans presented at the November 30, 2020 Concept Review Meeting in response to comments heard during that meeting. The revised Project Plans (Attachment A) include comparison of the "Previous Design" to the "Proposed Design", a written description of these changes and a table of Project metrics that quantify the difference between the Previous Design and the Proposed Design.

The LDDA requires the City Council to review the Project Plans for conformance with the RFP, the Basic Concept Drawings and the LDDA. The City Council, in its sole discretion, may approve or disapprove the Plans for inclusion in the Developer's application. The City Council's review of the Project Plans is being conducted in its capacity as landowner and not as a regulator. If and when the Developer submits a formal application to the City, the application would go through the City's Development

Review process through which the City has the authority and obligation to review, condition, and approve or deny the Surfliner Inn Project.

Acceptance of the Project Plans by the City Council at this November 29, 2021 meeting would authorize the developer to include the plans in its application for the Surfliner Inn Project. As part of an application—and consistent with the City’s standard discretionary Development Review process—the Developer also would be required to prepare any technical studies based on the Project Plans that are required by the City as a part of the project application submittal.

Should the City Council not be satisfied with the revised Project Plans, the Developer would have the opportunity to revise such portions of the Project Plans and resubmit said plans to the City within thirty (30) days. The City Council also could request to review and approve or disapprove any revised plans.

It is important to note that, by accepting the Project Plans, the City Council would not be representing or warranting to the Developer that the Project Plans will be approved through the City’s Development Review process. The City, including the Community Development Department, Architectural Review Board, Planning Commission and City Council, retain full discretion to evaluate the proposed Surfliner Inn Project application at public meetings through the City’s discretionary Development Review process, which includes CEQA review. Should the Surfliner Inn project application receive approval through the City’s Development Review process, upon satisfaction of all conditions of the LDDA, the City would execute the Ground Lease with the Developer to permit construction and operation of the Surfliner Inn Project.

POLICY CONSISTENCY

At the November 30, 2020 Concept Review meeting, the staff report presented by the City’s Planning Staff provided a preliminary analysis of the proposed Surfliner Inn Project and its potential consistency to the General and Local Coastal Plan as well as with the City’s Sustainability Policy. In general, Staff’s analysis found that the Project is potentially consistent with City Planning and Policies. A copy of the staff report and other historical documents pertaining to the Surfliner Inn Project may be found on the City’s website Homepage under Hot Topics.

FINANCIAL CONSIDERATIONS

The Project’s preliminary proforma financial analysis indicates that over \$600,000 in direct municipal revenue could be generated annually by the project.

The subject consideration and action related to revised Project plans, is a part of the process of developing and implementing the LDDA. Costs associated with this work

include staff and City Attorney time to negotiate, implement and, should the Project move forward, manage the contract.

LEGAL AND RISK MANAGEMENT CONSIDERATIONS

The City Attorney has reviewed this Staff Report and is available to answer questions.

OPTIONS

1. After review of the Project Plans, accept them for use in the Surfliner Inn Project application and authorize the City Manager to sign the Project application. Should this occur, it is expected that a Project application would be filed with the City's Community Development Department to go through the usual regulatory development review process.
2. After review of the Project Plans, decline to accept them. Should this occur, the Developer would have the opportunity to revise the Project Plans and resubmit them for Council consideration.

PRINCIPAL PARTIES EXPECTED AT MEETING

Whitt Hollis, 499 Linden Manager's LLC.
Interested Parties

ATTACHMENTS

1. Attachment A: Project Development Drawings and Plans
2. Attachment B: Meeting minutes for the Concept review hearing, November 30, 2020

Staff contact: Matthew Roberts, Parks, Recreation and Public Facilities Director
(805) 755-4449


Signature


Signature

Reviewed by: Dave Durflinger, City Manager
(805) 755-4400, daved@ci.carpinteria.ca.us

Attachment A

THE SURFLINER INN
CARPINTERIA, CA

sheet index	
ARCHITECTURAL DRAWINGS	
T.01	COVER SHEET, PROJECT DATA, CONCEPT RENDERING
AL.00	EXISTING SITE SURVEY (REFERENCE)
AL.01	PROPOSED SITE PLAN & SITE SECTION
AL.10	PROPOSED PLANS - FIRST & SECOND FLOOR
AL.40	PROPOSED PLANS - ROOF TERRACE PLAN
AL.01	PROPOSED EXTERIOR ELEVATIONS
AL.02	PROPOSED EXTERIOR ELEVATIONS
LANDSCAPE DRAWINGS	
L.01	CONCEPTUAL LANDSCAPE PLAN
L.02	CONCEPTUAL LANDSCAPE PLAN AT ROOF
project data	
PROJECT APPLICANT/CONTACT	400 LINDEN MANAGER, LLC 201 W. MONTECITO STREET SANTA BARBARA, CA 93101
PROJECT ADDRESS	400 LINDEN AVE. CARPINTERIA, CA 93303
APN	006185-013
LAND USE ZONE/DISTRICT	COMMERCIAL PLANNED DEVELOPMENT (CPD)
area calcs	
SITE AREA	30,000 SF
BUILDING FOOTPRINT FOOTAGE	14,944 SF
FIRST FLOOR	13,944 SF
SECOND FLOOR	1,000 SF
ROOF	30,000 SF
ROOF FLOOR	30,000 SF
GUEST ROOMS	20 ROOMS
STANDARD ROOMS	4 ROOMS
TOTAL	24 ROOMS
MANAGER'S SUITE	300 SF
CAFE	4,100 SF
vicinity map	
SUBMITTER INFORMATION	
PRINT DATE: 11/5/2021	
CONCEPT 3.0	
PRELIMINARY DESIGN	
SCHEMATIC DESIGN PROGRESS	
THE SURFLINER INN	
PROJECT ADDRESS: 400 LINDEN AVE. CARPINTERIA, CA 93303	
PROJECT APPLICANT: 400 LINDEN MANAGER, LLC 201 W. MONTECITO STREET SANTA BARBARA, CA 93101	
T.01	
COVER SHEET, PROJECT DATA, CONCEPT RENDERING	



AB design studio, inc.

420 S. HALEY STREET
JANUARY 2018, CIVIL
420 S. HALEY STREET
JANUARY 2018, CIVIL

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

CJM: CA
1221 STATE STREET
SUITE 208
SANTA BARBARA, CA 93101
T: (805) 698-2120

PROJECT / REVIEW

PRINT DATE: 11/5/2021

CONCEPT 2.0

PRELIMINARY DESIGN

SCHEMATIC DESIGN PROGRESS

PROJECT NUMBER

PROJECT LOCATION

PROJECT OWNER

PROJECT ARCHITECT

PROJECT ENGINEER

PROJECT SURVEYOR

PROJECT LANDSCAPE ARCHITECT

PROJECT CIVIL ENGINEER

PROJECT ELECTRICAL ENGINEER

PROJECT MECHANICAL ENGINEER

PROJECT PLUMBING ENGINEER

PROJECT ROOFING ENGINEER

PROJECT INTERIOR DESIGNER

PROJECT EXTERIOR DESIGNER

PROJECT FURNITURE DESIGNER

PROJECT LIGHTING DESIGNER

PROJECT SOUND DESIGNER

PROJECT VIDEO DESIGNER

PROJECT AUDIO DESIGNER

PROJECT GRAPHIC DESIGNER

PROJECT WEB DESIGNER

PROJECT SOCIAL MEDIA DESIGNER

PROJECT / REVIEW	
PRINT DATE: 11/5/2021	
CONCEPT 2.0	
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PROJECT PLUMBING ENGINEER	
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PROJECT INTERIOR DESIGNER	
PROJECT EXTERIOR DESIGNER	
PROJECT FURNITURE DESIGNER	
PROJECT LIGHTING DESIGNER	
PROJECT SOUND DESIGNER	
PROJECT VIDEO DESIGNER	
PROJECT AUDIO DESIGNER	
PROJECT GRAPHIC DESIGNER	
PROJECT WEB DESIGNER	
PROJECT SOCIAL MEDIA DESIGNER	

A0.00

EXISTING SITE SURVEY (REFERENCE)

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

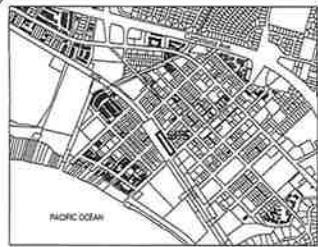
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 7(a), 7(b)(1), 8, 9, 10(a), 11, 14,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



VICINITY MAP

NOTES

ALTA Survey based on First American Title Company Preliminary Report Title No. 42016047230, dated September 12, 2019.

EXISTING CONDITIONS

(1) A letter dated July 1, 1991, executed by City of Carpinteria as lessor and Carpinteria Public Improvement Corporation as lessee, recorded July 28, 1991 in Instrument No. 8644116 of Official Records.

Paving
Standard Paving material = 102
Hatched parking spaces = 3
Charging Station parking spaces = 2

Intersecting Driveway (shown on existing plans) = 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 16002C (1/18/18) dated September 28, 2018.

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

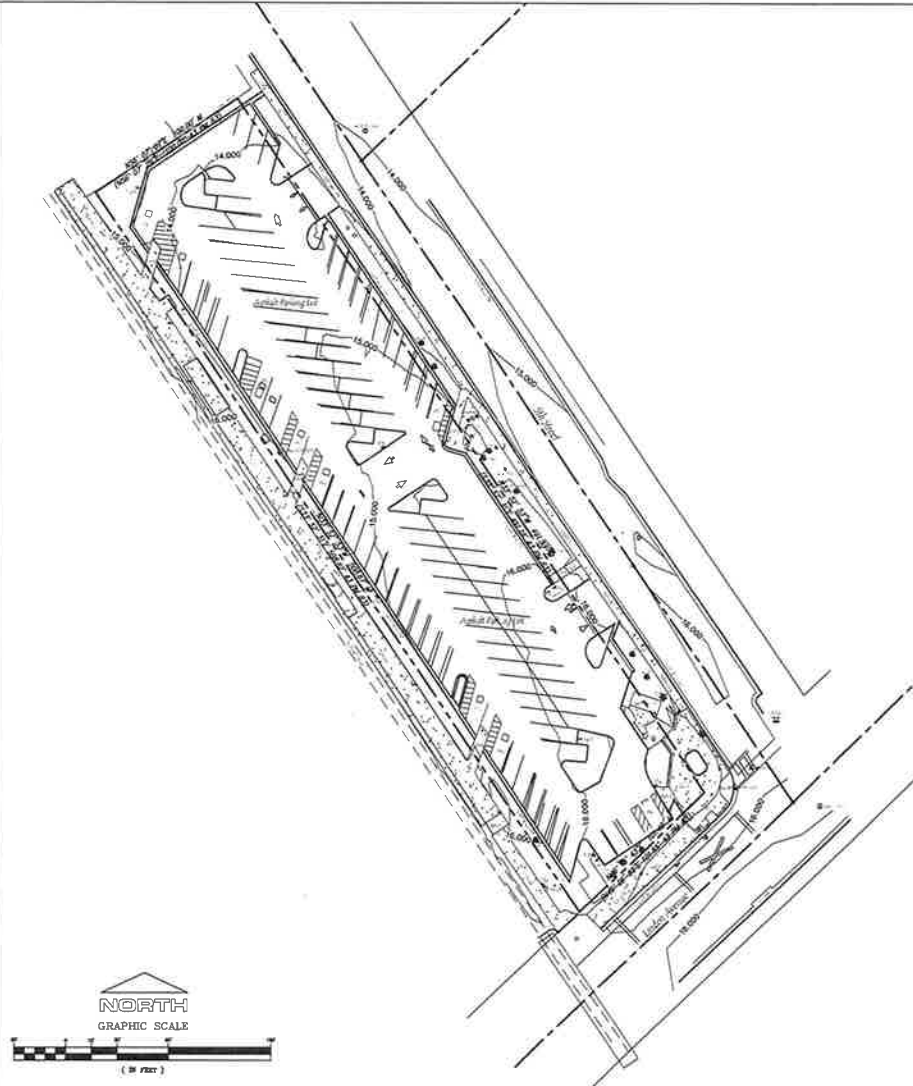
Total Lot Area = 15,000 square feet, 1/3 acre

Total Area of Building on Ground Level when constructed: 11,000 sq ft (11,000 sq ft)
Building = 11,000 square feet

No other evidence of rights existing in, building construction, or building addition without record.

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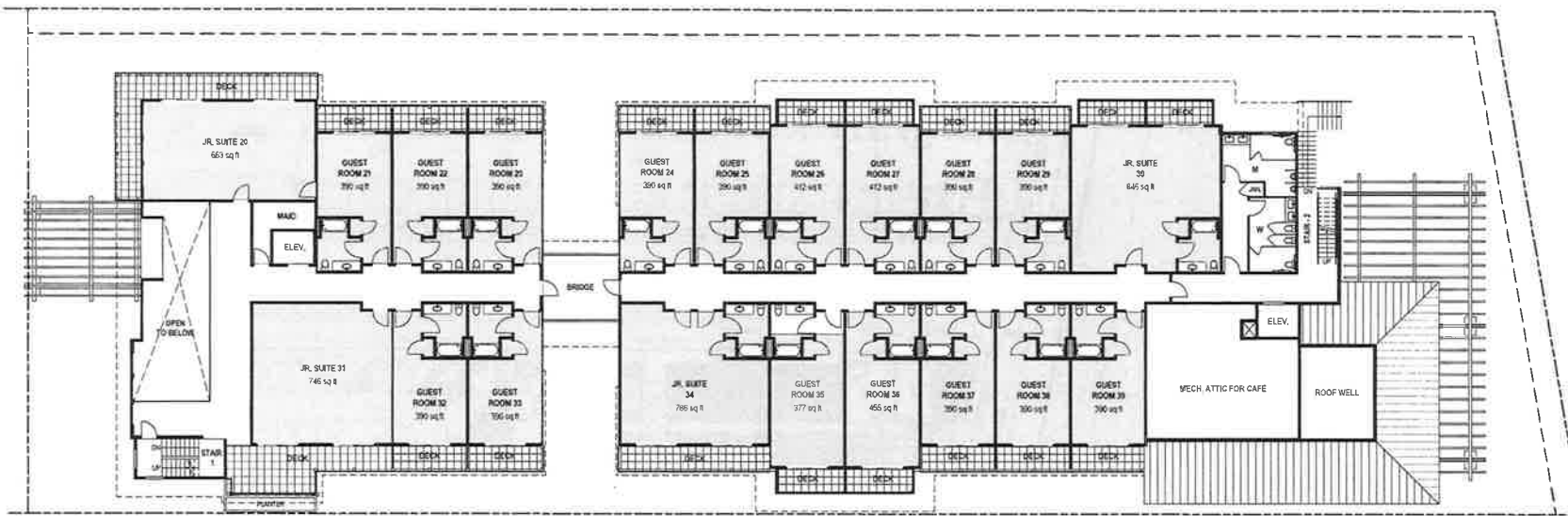
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NORTH
GRAPHIC SCALE

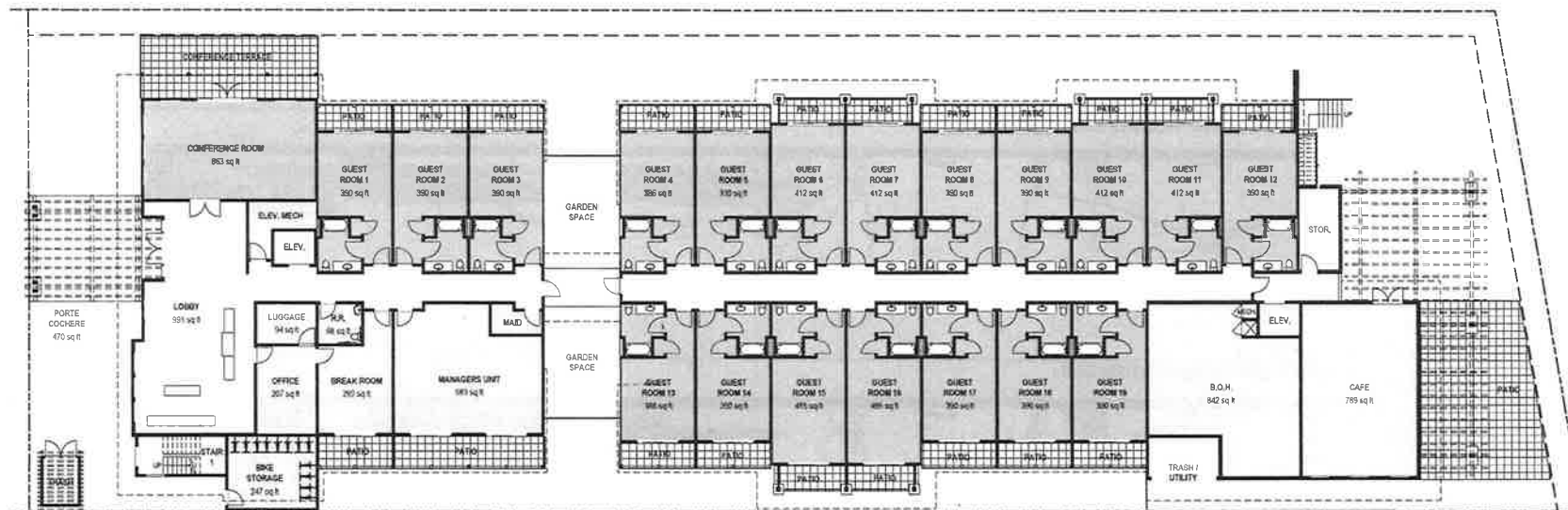






SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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



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ARCHITECTURE INTERIOR DESIGN LANDSCAPE ARCHITECTURE
1212 E. STREET, SUITE 200, SANTA BARBARA, CA 93101
TEL: 805.965.1234 FAX: 805.965.1235
WWW.ABDESIGNSTUDIO.COM

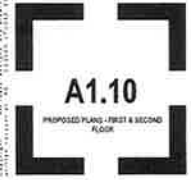
PROJECT TEAM
HENRY LAND SURVEYING, INC.
819 CRESTVIEW DR., OJAI, CA 93023
TEL: 805.218-4124

PHOTOGRAPHS: MICHAEL J. C./J.M. LA
1221 STATE STREET, SUITE 200
SANTA BARBARA, CA 93101
TEL: 805.965.2120



CONCEPT 3.0
PRELIMINARY DESIGN
SCHEMATIC DESIGN PROGRESS

THE SURFLINER INN
439 LINDEN AVE., CARPINTERIA, CA
439 LINDEN MANAGERS, LLC
20 W. MONTEZUMO STREET, SANTA BARBARA, CA 93101



roof area calcs	
POOL AREA	1,148 SF
POOL EQUIPMENT	122 SF
GUEST LOUNGE	459 SF
INDOOR LOUNGE	319 SF
FLEX SPACE	1,200 SF
ROOFTOP LOUNGE	1,315 SF
CIRCULATION / MISC	2,046 SF
TOTAL	7,609 SF



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1001 N. 10TH ST., SUITE 101 SAN ANTONIO, TX 78201
210.441.1111 FAX 210.441.1112

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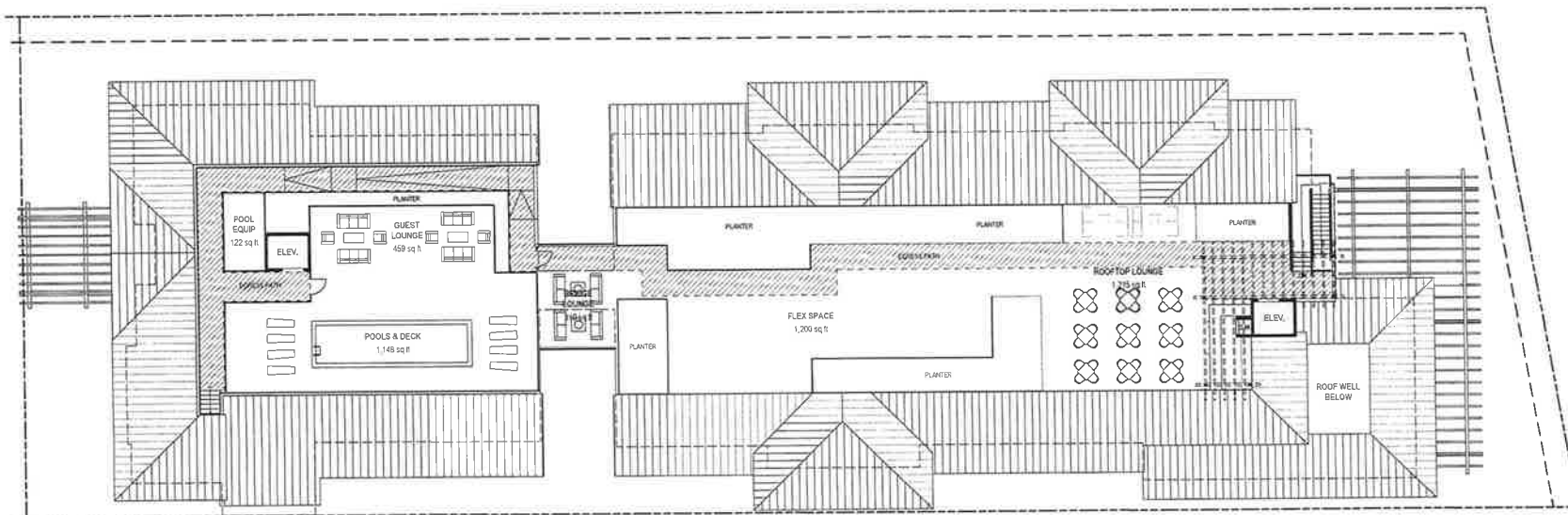
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1001 N. 10TH ST., SUITE 101 SAN ANTONIO, TX 78201



ROOF TERRACE PLAN

SCALE 3/32" = 1'-0"



REVISIONS

PRINT DATE: 11/5/2021

CONCEPT

PRELIMINARY DESIGN

SCHEMATIC DESIGN PROCESS

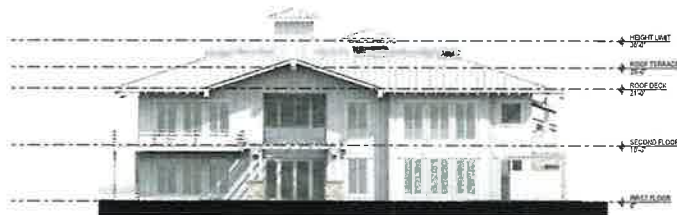
THE SURFLINER INN

491 LINDEN AVE.

SANTA BARBARA, CA 93101

491 LINDEN AVE.

SANTA BARBARA, CA 93101



WEST ELEVATION - PROPOSED DESIGN 4
SCALE 3/32" = 1'-0"



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



SOUTH ELEVATION - PROPOSED DESIGN 2
SCALE 3/32" = 1'-0"



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



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400 S. HALL STREET | 204 S. HALL STREET
SANTA BARBARA, CA 93101 | LOS ANGELES, CA 90012

TEL: 805.566.1100 | FAX: 805.566.1101
WWW.ABDESIGNSTUDIO.COM

PROJECT: HENRY LAND SURVEYING
619 CRESTVIEW DR.
OJAI, CA 93023
TEL: (805) 216-5124

PREPARED BY: CUM LA
1221 STATE STREET
SUITE 206
SANTA BARBARA, CA 93101
TEL: (805) 698-2123

REVISIONS / EDITIONS

PRINT DATE: 11/5/2021

NO. 10-100

CONCEPT 3.0

NO. 10-101

PRELIMINARY DESIGN

NO. 10-102

SCHEMATIC DESIGN PROGRESS

NO. 10-103

NO. 10-104

THE SURFLINER INN

400 S. HALL STREET
SANTA BARBARA, CA 93101

PROJECT MANAGER: 400 S. HALL STREET
SANTA BARBARA, CA 93101

400 S. HALL STREET
SANTA BARBARA, CA 93101

400 S. HALL STREET
SANTA BARBARA, CA 93101

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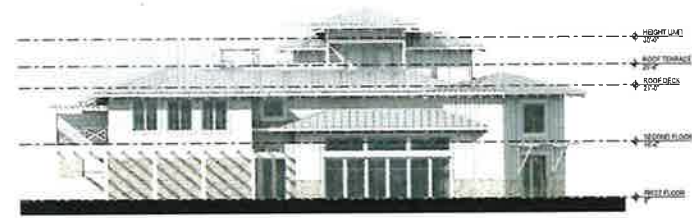
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SANTA BARBARA, CA 93101

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SANTA BARBARA, CA 93101

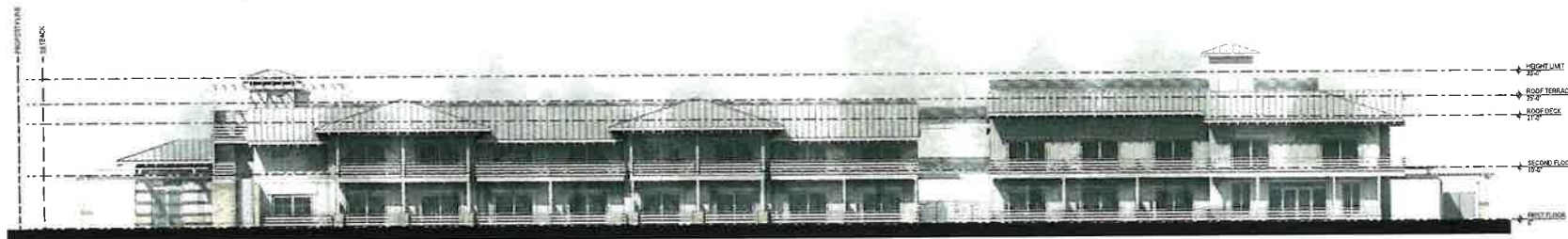
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SANTA BARBARA, CA 93101



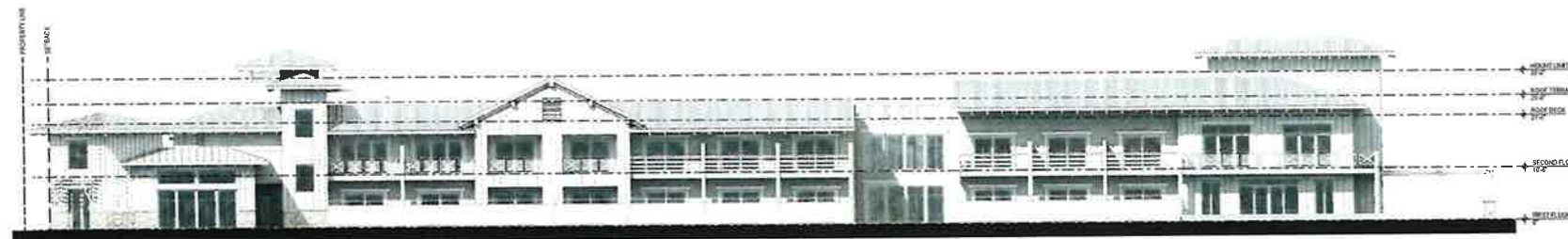
EAST ELEVATION - PROPOSED DESIGN 4
SCALE 3/32" = 1'-0"



EAST ELEVATION - PREVIOUS DESIGN 3
SCALE 3/32" = 1'-0"



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



NORTH ELEVATION - PREVIOUS DESIGN 1
SCALE 3/32" = 1'-0"



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ARCHITECTURE INTERIOR DESIGN EXTERIOR ARCHITECTURE
SUITE 200 • 1221 STATE STREET • SANTA BARBARA, CA 93103
PHONE: (805) 216-1100 • FAX: (805) 216-1101
WWW.ABDESIGNSTUDIO.COM

PROJECT: HENRY LAND SURVEYING
619 CRESTVIEW DR.
OJAI, CA 93023
T: (805) 216-8174

PREPARED BY: C/JM SA
1221 STATE STREET
SUITE 200
SANTA BARBARA, CA 93103
T: (805) 686-2120

SUBMITTAL PREVIEW

PRINT DATE: 11/5/2021

DATE: 11/5/2021 CONCEPT: 0.0
DATE: 11/5/2021 PRELIMINARY DESIGN
DATE: 11/5/2021 SCHEMATIC DESIGN PROGRESS

PROJECT: THE SURFLINER INN
489 LINDEN AVE.
CARPINTERIA, CA
489 LINDEN WINGERS LLC
251 W. MONTEFIO STREET
SANTA BARBARA, CA 93101



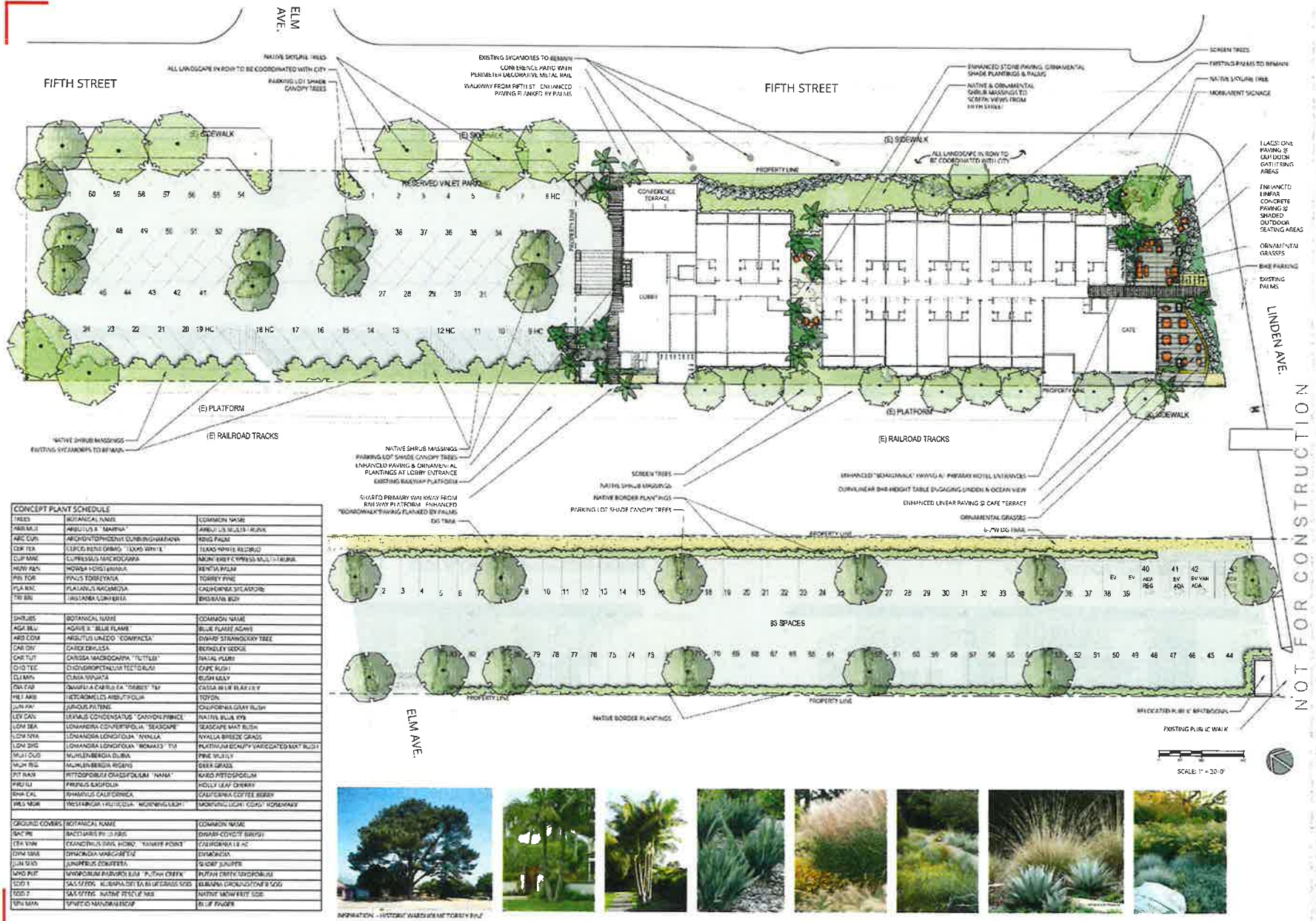
THE SURFLINER INN
499 Linden Ave.
Carpinteria, CA, 93013



02/06/20	Concept Plan
10/29/21	Final Design
11/02/21	Final Design
11/06/21	Concept Plan

PROJECT NUMBER
1944
DRAWN BY
CH
DATE DRAWN
02/05/20
SCALE
1"=20'-0"
PRINT DATE
11/5/21

L-1





INSPIRATION: GATHERING AREAS



INSPIRATION: GATHERING AREAS



INSPIRATION: BOARDWALK PAVING



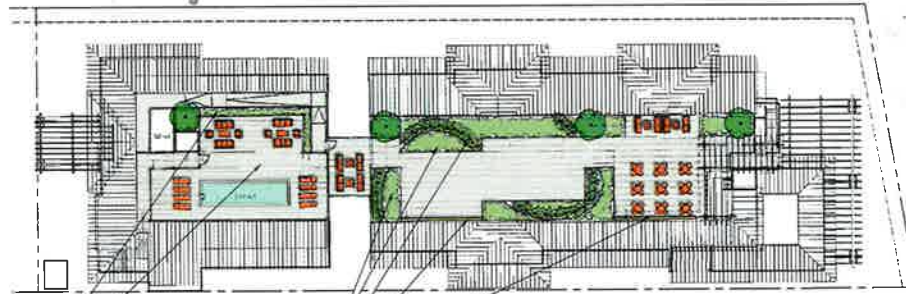
INSPIRATION: FLAGSTONE PAVING



INSPIRATION: LINEAR CONCRETE PAVING



INSPIRATION: ROOFTOP PLANTERS



RAISED ROOFTOP PLANTERS
ENHANCED LINEAR CONCRETE PAVING

RAISED ROOFTOP PLANTERS
ORNAMENTAL GRASSES
CURVILINEAR BAR-HEIGHT TABLES
ENGAGING OCEAN VIEW

SCALE 1" = 20'-0"

NOT FOR CONSTRUCTION



CONCEPTUAL
LANDSCAPE PLAN
@ ROOF

THE SURFLINER INN
499 Linden Ave.
Carpinteria, CA, 93013



REVISIONS
02/05/20 Concept Plan
10/20/21 Draft Coord.
11/02/21 Draft Coord.
11/06/21 Concept Plan

PROJECT NUMBER
1844
DRAWN BY
CJM
DATE DRAWN
02/06/20
SCALE
1"=20'-0"
PRINT DATE
11/01/21

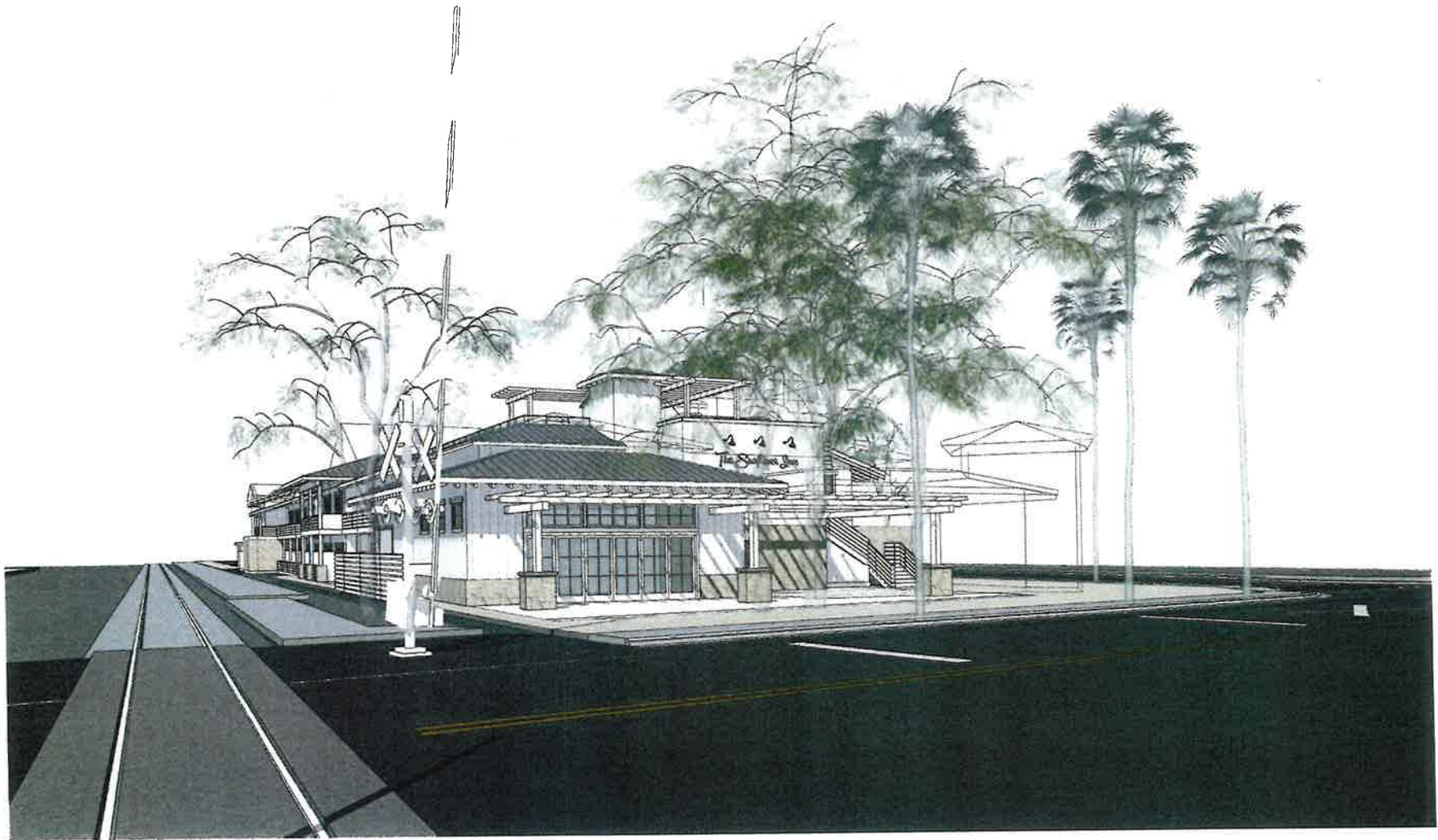
SHEET NUMBER
L-2

Revised Plan Perspective Drawings

Showing the previous proposed design with trace lines



PERSPECTIVE FROM LINDEN LOOKING SOUTHWEST



PERSPECTIVE FROM LINDEN LOOKING NORTHWEST

AB design studio, inc.

AB design studio, inc.
420 EAST HALEY STREET | SANTA BARBARA, CA 93101
P: 805.963.2100 E: INFO@ABDESIGNSTUDIOINC.COM
WWW.ABDESIGNSTUDIOINC.COM

DATE : 10/22/2021 PROJECT # : 19006.00
PROJECT NAME :
THE SURFIDE INN
NOTES :

SHEET
2



PERSPECTIVE LOOKING SOUTHEAST

AB

AB design studio, inc.

DATE: 10/22/2021 PROJECT #: 19006.00
 PROJECT NAME: THE SHIRELINE INN
 NOTES:

AB design studio, inc.
 420 EAST HALE STREET
 SUITE 100
 SAN JOSE, CA 95131
 TEL: 408.298.8888
 WWW.ABDESIGNSTUDIO.COM
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SHEET

3



PERSPECTIVE LOOKING SOUTHEAST

AB

AB design studio, inc.

AB design studio, inc.
 420 EAST HALEY STREET / SANTA BARBARA, CA 93101
 P 805.963.2800 E DESIGNSTUDIOINC.COM

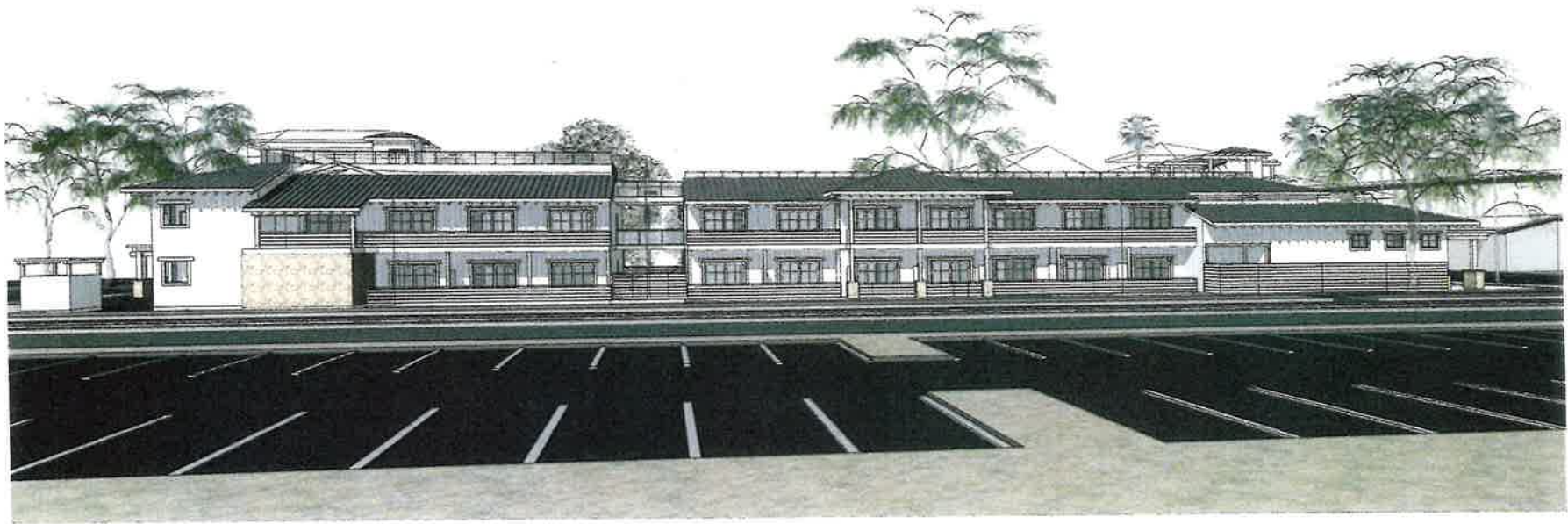
We are a full-service architectural and interior design firm. Our services include conceptual design, schematic design, design development, construction documents, construction administration, and interior design. We work with a wide range of clients, from individuals and small businesses to large corporations and government agencies. Our goal is to create beautiful, functional spaces that meet our clients' needs and exceed their expectations.

PROJECT # : 19006.00

DATE : 10/22/2021
 PROJECT NAME :
 THE SURFLINER INN
 NOTES :

SHEET

4



PERSPECTIVE LOOKING NORTH



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 P 805.963.2100 E INFO@ABDESIGNSTUDIOINC.COM
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DATE: 10/22/2021 PROJECT #: 19006.00
 PROJECT NAME: THE BUNTLINER INN
 NOTES:





PERSPECTIVE LOOKING SOUTH

DATE: 10/22/2021 PROJECT #: 19006.00

PROJECT NAME: THE SURELINER INN

NOTES:

AB design studio, inc.

420 EAST HALEY STREET | SANTA BARBARA, CA 93101
P: 805.953.2000 E: INFO@ABDESIGNSTUDIOINC.COM
WWW.ABDESIGNSTUDIOINC.COM

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SHEET

7

Surfliner Inn

Proposed Changes from Conceptual Hearing

1. Soften the Mass of the buildings.
 - a. Linden Ave.
 - i. Moved the cafe to the southern side of the lot to open the corner at Linden and Fifth Street. The move of the Cafe, helps provide more visibility coming up from the beach, but also allows for more private and semi-private gathering spaces on the corner. That area has been opened and landscaped with other amenities such as seating areas with fire pits, lounge areas, bike racks and a meandering path leading to the hotel, the cafe, and the rooftop lounge.
 - ii. We further opened the area along Linden by pulling the entire structure back (ten' to twenty') and making the garden area a bit smaller. The landscape provides an amenity space for the hotel guests.
 - b. Both ends.
 - i. Eliminated the upper portion of the stair towers entirely. We were able to create a scenario where you exit the roof deck at each end through a completely exterior stair on the Linden side.
 - ii. We felt that this also provides a better connection for the community from the Linden to the roof deck. The stairs are visible and land at the bottom of the site facing Linden as if to say, "Come on up!" \
 - c. Roof Line and building height.
 - i. Roof elements revised and reduced to be hips instead of gables along the north and south sides to reduce height, help break down the mass and break up the long linear form, something that is inherent with this site configuration.
 - ii. The rooftop restrooms were relocated to just below the roof level and that resulted in a reduction of one hotel room.
 - iii. Glass roof screening has been incorporated to the roof to help mitigate potential sound transmission to the residences to the north and additional screening trees have been added along both sides of the hotel to help screen the building and provide more sound mitigation.
 - d. Overall Footprint.
 - i. The overall footprint of the building is slightly reduced and adjusted on the site to expand the setbacks from the property lines.
2. Enhanced entrance from the train platform to lobby experience.
 3. Updated the new parking lot #4 to the south of the train tracks.
 4. Added canopy trees.
 5. An extension of the walking trail along the north edge of the site.

Surfliner Inn

	Conceptual Hearing 2020-11-30	Current Proposed 2021-11-29	Delta
Rooms: Total	40	39	(1)
Guest	36	35	(1)
Suites	4	4	-
Manager's unit	1	1	-
Floors:	2	2	-
Area Calcs:			
Building Footprint (SF):	15,608	14,994	(614)
Interior Floor space (SF):	28,689	28,075	(614)
Café (SF):	1,500	1,631	131
Roof Floor (SF)*:	7,429	7,300	(129)
Landscaping (SF)*:	6,093	9,340	3,247
Height:			
Maximum height (F):	36.5	35.0	(1.5)
Majority of building height (F):	Approx. 12%- 51 @ 29	Approx. 30%-77 @26	18%
	Approx. 34% - 86 @ 25	Approx. 50%-124 @ 25	38%
Roof Top Restrooms:	2	-	(2.0)
Height (F):	30	25.5	(4.5)
Length (F):	264	253	(11.0)
Setbacks:			
Fifth Street 5th & Linden Avenue:			
South:	2	13	11
West:	4	29	25
			-
Guest Room Patios (SF):	147	75	(72)
Patio Setbacks (F):			-
North:	15	20	5
South:	2	8.5	6.5
Employees:			
Hotel: 3 shifts/day	9, 6 and 3	Same	-
Café: 2 shifts/day	7 to 8	Same	-
Parking:			
City Parking Lot # 3	61	61	-
New City Parking Lot # 4	83	83	-

*Landscape: Gound - 4,280, Roof - 1,820

Attachment B

City of Carpinteria Special Joint City Council, Planning Commission and Architectural Review Board Meeting Minutes November 30, 2020 at 5:30 p.m.

Virtual Meeting

City Clerk Fidela Garcia noted for the record that this meeting would be conducted pursuant to the provisions of the Governor's Executive Orders N-29-20 and Santa Barbara County Health Officer's Order as it relates to temporarily suspending a physical location from which members of the public can observe and orders to stay at home in response to the spread of the COVID-19 virus, and additionally noted the protocols by which the public would be participating and stated that members of the Council, staff and any presenters would be participating by video conference.

CALL TO ORDER

Mayor Nomura called the meeting to order at 5:32 p.m.

ROLL CALL

City Council

Councilmembers present:

- Councilmember Gregg A. Carty
- Councilmember Fred Shaw
- Councilmember Roy Lee
- Vice Mayor Al Clark
- Mayor Wade T. Nomura

Planning Commissioners present:

- Commissioner John Callender
- Commissioner Glenn LaFevers
- Commissioner John Moyer
- Vice Chair Jane L. Benefield
- Chair David Allen

Architectural Review Boardmembers present:

- Boardmember Richard Johnson
- Boardmember Amy Blakemore
- Boardmember Jim Reginato
- Vice Chair Jason Rodriguez
- Chair Brad Stein

Vice Chair Rodriguez recused himself due to a potential conflict of interest during the roll call because there is a cafe proposed as part of the project and he owns The Food Liaison restaurant in the City. He left the meeting at 5:33 p.m. and did not participate in the discussions.

PLEDGE OF ALLEGIANCE

All present were led in the salute to the flag by Mayor Nomura.

CITY COUNCIL BUSINESS

The City Council, Planning Commission and Architectural Review Board met to discuss the following subject matter:

CONCEPTUAL REVIEW
SURFLINER INN, 499 LINDEN AVENUE
Project No. 20-2034-CON.

A conceptual review of a proposed project on City-owned property of a new 40-room hotel on 1.29 acres on the north side of the railroad tracks along the Linden Avenue Corridor at 499 Linden Avenue (APN 004-105-011), a reconfiguration of City Parking Lot #3 to occupy a portion of 4855 Fifth St (APN 004-105-016), and construction of a new 83-space public parking lot located on the adjacent south side of the railroad tracks over 0.74 acres of APN 004-105-026 proposed by 499 Linden Managers, LLC (formerly, The Theimer Group, LLC).

Recommendation: Receive public comment, and provide conceptual review and comments on the subject hotel and public parking lot proposal.

Presenters: Steve Goggia, Community Development Director, Syndi Souter, Associate Planner, Matt Roberts, Parks, Recreation and Facilities Director, and John Ilasin, Public Works Director.

At 6:38 p.m. Councilmember Carty disclosed he met with Judy Mulford and Marla Daily from the Coalition Against the Railroad Hotel on October 9, 2020.

Applicant: Jeff Theimer and Whitt Hollis, representing The Theimer Group, LLC and Clay Aurel, representing AB Design Studio.

**PUBLIC COMMENT WILL BE HEARD CONCERNING ONLY THE AGENDIZED
ITEM FOR THIS SPECIAL JOINT MEETING**

Speakers in Person: Marla Daily, Kirk Connally, Amrita Salm, Dana Rosenberg, and Todd Jared

Mayor Nomura recessed the meeting at 7:59 pm and reconvened the meeting at 8:10 pm.

Speakers via Zoom: Rafael Hernandez and Julia Mayer,

Emails read into the record: Alan and Carol Koch, Connie Thompson, Brad and Barbara Smith, Michael Sipiora, Martha Restivo, Charles Restivo, Kathleen Lord, Ann Smith, Alison Hensen, Devra Brewer, Lennon Wiser, Catherine Overman, Christine Frontado, Beth Cox, Jack Sega, Winfred Van Wingerden, Sandra Moreno, Luisa Hyatt, Ingrid Saint Gal de Pons, Erica Delaney, Lorraine McIntire, Heather Slade, Sara Killem, Benjamin Anderson, Suzan Cluderay, Hanna Brand, Christie Boyd, Susan Mailheau, Jessie Koach, Rachel Nobles, Brittney Falletta, Karen Clark, Lisa Moschini, Susan Williams, Louise Hansen, Leslie Gascoigne, Al Carter, and Peggy Griffiths.

Mayor Nomura opened up comment from the Architectural Review Board Members.

Boardmember Johnson observed that the project is in scale with the community. He expressed concern on the hotel rooms' frequency of use, potential flooding, breaking up the long roof line, and that the café tower was too large.

Boardmember Reginato noted that the architecture is fine; however, the hotel isn't consistent with City policy and is too large and should not be three stories. He was not in favor of rooftop bars and detailed traffic issues with the proposed Parking Lot No. 4 and its proximity to residential homes.

Boardmember Blakemore commented that the hotel's elements can be reduced. She mentioned that the train warning lights would be a concern for hotel guests, the proposed Parking Lot No. 4 would be a dead-end parking lot, the hotel needs to incorporate trash facilities, the restroom location needs to be brought back, and the paving materials should be permeable since the project is near sea level.

Chair Stein appreciated the hotel's architecture and location; however, he noted that the hotel is too large for the project site.

Mayor Nomura opened up comment from the Planning Commissioners.

Commissioner Calendar reported that the applicant addressed the concerns raised and the project is consistent with the General Plan. He encouraged that the project move forward.

Commissioner Moyer appreciated the project and believed it would be a socio-economic icon for Carpinteria.

Commissioner LaFevers remarked that the project is consistent with the General Plan and compatible with the Downtown. He noted that parking is a concern and more analysis should be done to determine how the parking situation can be improved by this project. He recommended the applicant move forward with the project.

Vice Chair Benefield recounted that the project is consistent with the General Plan, will benefit the Downtown, and appreciated the inclusion of bars, a restaurant, and café in the project. She observed that the hotel had too many rooms and recommended the number of rooms be reduced by 10 or more. She also suggested that the proposed Parking Lot No. 4 needs to be coordinated, the trash enclosures and restrooms need to be as far away as possible from residents, and heavy-duty landscaping should be considered to provide a separation from the parking lot and adjacent housing.

Chair Allen recognized that the hotel is consistent with General Plan policies and will support Downtown businesses. He addressed that parking will be a significant issue and recommended more visualizations from different viewpoints showing the height and scale be created, as well as more comparisons to the surrounding structures to inform the community. He suggested that the City Council move forward with this project.

Mayor Nomura opened up comment from the Councilmembers.

Vice Mayor Clark commented that parking was a key issue on this project. He said the hotel was too large, would block views, and doesn't conform to the sustainable community policy. He believed the potential revenue from the project would come at too high a cost to the community.

Councilmember Lee noted the good design of the project.

Councilmember Carty stated the architecture was pleasing though parking was a concern and suggested a privacy separation and sound buffer between the parking lot and adjacent residences.

Councilmember Shaw appreciated the ability for the community to use the hotel's amenities though he noted that the hotel was too big and could be scaled down. He reported that parking would pose a problem for this project. He related that a hedge should be installed between the residential lots along Dorrance Way and the proposed Parking Lot No. 4 to block sound.

Mayor Nomura appreciated the hotel's architecture though he preferred it resemble the architecture of the original train station. He commented that the hotel lends to a pedestrian and bike friendly environment in the Downtown and improves the appearance of what visitors by train see of Carpinteria. He also expressed appreciation of the hotel amenities that the community could use. He observed that the elements of the hotel are too large, parking is a concern, and that a landscape buffer should be installed between the new parking lot and residences.

Councilmember Carty added that the revenue generated from this project could be set aside specifically for Downtown improvements.

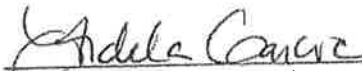
ADJOURNMENT

Mayor Nomura adjourned the meeting at 10:21 pm.



Wade T. Nomura, Mayor

ATTEST:



Fidela Garcia, City Clerk