

## 5669, 5885 Carpinteria Project

Carp Bluff, LLC  
5669, 5885 Carpinteria Avenue, Carpinteria, California 93013

### Project Description

Carp Bluff, LLC (“Applicant”) proposes to develop the existing property located at 5669, 5885 Carpinteria Avenue, Carpinteria, California 93013<sup>1</sup> (the “Property”) with a mixed-use development consisting of a regenerative farm, boutique hotel, residential units, restaurant, and other community-facing amenities (the “Project”).

#### A. The Property

The Property is an 27.53 acre site situated between Carpinteria Avenue and the Pacific Ocean. The Property is separated at the southern edge by an existing railroad line.

The Property is currently developed with agricultural and recreational uses. The northernmost portion of the Property (APN 001-170-013 of 23.4 acres) is the site of the Tee Time golf driving range which encompasses approximately 10.5 acres of the Property. To the east and south of the driving range is 12 acres of farmland. Agricultural uses have existing utility connections including water and power. The southern 4.13 acre (APN 001-170-010) coastal-adjacent portion of the site is undeveloped, save for the recreational trail that crosses the Property’s southernmost edge and ultimately leads to a sloped community beach access just east of the Property’s boundary. There are no structures on the Property. The driving range utilizes a mobile trailer as its office and visitor-services area. A curb cut along the northeast portion of Carpinteria Avenue provides access to an existing unpaved parking area.



<sup>1</sup> Assessor Parcel Numbers: 001-170-010, 013.

## **B. Surrounding Uses**

The Property is situated between a variety of uses. To the Property's north are agricultural and residential uses which are separated from the Property boundary by Carpinteria Avenue, Highway 101, and Via Real. Carpinteria's City Hall and Sheriff's Department are located to the west of the Property along Carpinteria Avenue. The remainder of the western edge of the Property borders a Chevron oil processing facility. This facility has been in operation since the 1960s. It includes Casitas Pier, which is operated by the oil company and is used to access crew boats that transfer equipment and personnel to offshore platforms. It is Applicant's understanding that Chevron is in the process of decommissioning this facility. Chevron presented the decommissioning plan to City Council in March 2021, and Applicant understands that Chevron has subsequently filed its plan for City and federal approval. Directly east of the Property is the Carpinteria Bluffs Nature Preserve. The Property's southern edge borders the Pacific Ocean.

## **C. Land Use Designations**

The Property has a General Plan/Local Coast Land Use Plan designation of Planned Unit Development ("PUD"). (Carpinteria Land Use Map.) The PUD designation is generally assigned to large undeveloped parcels that are suitable for a combination of land uses. The Property is also located in Community Design subarea 6 – the Bluffs. (General Plan, pg. 58.) The City intends for this subarea to be developed consistent with a small town character and to preserve existing view corridors. (*Id.*, pg. 61.)

The PUD zone permits a variety of uses including visitor-serving commercial facilities such as restaurant or motel uses, residential units, recreational facilities, open space uses, and convenience establishments such as neighborhood retail. (CMC § 14.16.040.)

## **D. The Project**

The Project will maximize the opportunity to extend and weave in the natural landscaping of the adjacent nature preserve and natural coastal area. This will occur through a decentralized approach which optimizes open space, reduces building footprints, and allows the Property to remain in keeping with its coastal surroundings. Proposed development can be separated into four categories: 1) farm; 2) hotel; 3) residential; and 4) community-facing programming, including a restaurant, event space, farm stand, and trail systems. The site plan below provides an overview of the Project layout and proposed programming. The project plans for 86,920 sf of building area across primarily single-story buildings with three two-story buildings, with an enclosed ground level building footprint area of 69,830 sf (5.8% site coverage).

### **1. The Farm**

The Project will prominently feature a regenerative farm. Project plans call for approximately six of farmland and ancillary structures to include a farm office, garage/workshop, storage and distribution area, delivery and receiving area, compost area, and farm yard. Farm uses

will be located on the northern portion of the Property with the actual farm land fronting Carpinteria Avenue. Ancillary farm structures will be placed along the northwestern Property boundary. The Project anticipates that an approximately 1,700 sf farm maintenance will be provided..

## **2. Hotel**

The hotel use will occupy the central portion of the Property and consist of multiple smaller structures. In total, the Project will include approximately 62,580 sf of hotel room floor area within 99 rooms and the additional hotel facilities listed below. Hotel rooms will be dispersed through low-rise lodges, bungalows, and cabins as follows:

- Lodges – 59 keys total with approximately 23,580 sf of floor area;
- Bungalows – 34 single story keys total with approximately 22,400 sf of floor area;
- Cabins – 6 single story keys total with approximately 3,200 sf of floor area.

The hotel will also include a 5,150 sf main building which will house the lobby and reception area, as well as a library, retail, an indoor/outdoor café/bar, mini theatre, hotel administrative offices, restrooms, and a 1,000 sf exterior deck that provides outdoor seating and access to other areas of the Property. A back of house hotel maintenance and service building of 1,700sf will also be included and located adjacent to the hotel parking area.

Hotel amenities will include a wellness area and pool facilities. The pool area will feature a pool, hot tub, 10-seat pool bar, bathrooms, changing rooms and lounge area for approximately 60 guests with a 1,500sf building. These facilities will extend off the rear portion of the hotel's main building. Wellness amenities include a 1,900 sf gym and approximately 3,150 sf of wellness facilities which will include a reception area, juice bar, treatment rooms, restrooms, saunas and steam rooms.

## **3. Residential Units**

The Project's residential use consists of 16 units. Units will include a mix of one and two bedroom units, with an average unit size of 650 sf. In total, 10,600 sf of residential floor area is anticipated. Residential units are planned to be located in a single structure at the northwest corner of the Property. Project plans for the residential component are subject to change. There remains the potential that additional residential units may be added to the Project to assist the City with attaining housing goals.

## **4. Community Areas: Restaurant + Event Space + Farm Stand**

The Project will also include multiple means of community-facing programming such as a restaurant, event space, and farm stand. The 5,590 sf restaurant and bar is expected to provide 140 interior seats and include an outdoor seating and a lounge component. It will be centrally located on the Property, adjacent to the hotel's main building. Just north of the restaurant will be a 450 sf farm stand that will offer produce from the Property's farm. A 6,000 sf farm barn will also be constructed on the Property's eastern boundary. This barn is an anticipated event space for hotel

and restaurant guests. It is also anticipated to be available for community events such as townhall meetings. Current plans also contemplate a potential shuttle service for community events from public facilities such as the Carpinteria Branch Library and high school to the Property. Project plans also call for a 4,100 sf outdoor flexible multi-purpose area.

An essential quality of the Project is preserving the Property's natural elements. To ensure this quality remains, the Project will connect to the existing trail system of the adjacent nature preserve. A network of trails will meander through the central and southern portions of the Property, connecting to the nature preserve and providing a pathway to the coastal area.

## **5. Additional Project Features**

The Project will also feature design elements aimed at preserving the coastal character of the Property and ensuring harmony with its surroundings.

### **a. Parking**

245 total vehicle parking spaces will be provided on two lots. 99 spaces will be allocated to hotel uses, six spaces will be provided for the hotel's wellness amenities, 58 spaces will support the restaurant, 22 spaces (16 covered, six uncovered) are provided for the residential units, 10 spaces are provided for the farm, 40 spaces are allocated for employee parking, and 10 additional spaces will be available as visitor parking for the preserve. Both lots will be located towards the northern portion of the Property. The parking lots are anticipated to be surface lots finished with permeable surfaces. In addition, the Project will feature 4 of bicycle parking spaces and 25 of electric vehicle car charging stations.

### **b. Access**

Vehicle access to the Property will remain from Carpinteria Avenue. The existing curb cut on the northeast portion of the property will remain. It will connect to another curb cut on the northwest via a u-shaped driveway that wraps around the farmland and provides access to the hotel. The existing dirt and gravel pedestrian path along Carpinteria Avenue will remain. The Project contemplates ease of access for the local community to enjoy the restaurant and farm stand. Pedestrian and bicycle access will remain off of Carpinteria Avenue, and will be expanded to included access via the linked trail system. As noted above, the Project includes a network of trails that connects with the nature preserve's existing system. This trail network also contemplates improving local access to the beach by making the portion of the sloped beach access, on the south east portion of the Property, ADA compliant.

### **c. View Corridors**

Proposed view corridors are integrated into Project plans to provide 360-degree views and preserve key north-south sightlines. An important preservation tool is maintaining 50-foot setbacks on the Property's western and eastern boundaries. Project structures are placed strategically to preserve north-south sightlines which will allow visitors to experience mountain and ocean views from the majority of the Property. In addition, an existing berm which hides the current farming operation from view from Carpinteria Avenue will be replaced with a new berm just south of the proposed farmland. The new berm is strategically placed behind the farmland to reduce the visual

impact of the Project structures which would be set lower than the berm. In addition, to help maintain views, all structures will be limited to two stories with most structures being approximately 15 feet and maximum height of the hotel being 27 feet.

d. Landscaping and Open Space

The majority of development takes place on the central and northern portions of the Property. No development is planned on the coastal-adjacent bluff parcel or within 100 feet of the rail line. Indeed, the Project contemplates a 200-365 foot setback from the rail line to preserve views and open space. The large majority of the southern portion, including the parcel south of the railroad will remain as open space. Project plans call for returning this open space to a more natural state by removing invasive plants species and revegetating the area with native plants.

e. Sustainability features

The Project will incorporate key sustainability features into its construction and ongoing operations. Sustainability features such as water conservation techniques, solar power solutions, regenerative farming, utilizing reclaimed materials where applicable, and adapting leading energy efficient specifications to reduce consumption of energy. These are important components of the Project and enhance the Project's compatibility with the surrounding environment.

**E. ENTITLEMENTS**

Carp Bluff, LLC is requesting the following entitlements in order to proceed with Project development:

- Specific Plan and Development Plan Approval;
- Local Coastal Program Amendment.