



HISTORIC ROOTS, BRIGHT FUTURE...

Project Description

Design Review

Development Plan

Coastal Development Permit

Conditional Use Permit

Parcel Map

499 & 399 Linden Avenue
APN(s): 004-105-011 & 004-105-026



Prepared For:

City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, CA 93013

Prepared By:

499 Linden Managers, LLC
1072 Casitas Pass Road, 172
Carpinteria, CA 93013
(805) 570-5255

PROJECT REQUEST & OVERVIEW

Project Request

The Surfliner Inn Project (“Project”) is requesting Development Plan, Coastal Development Permit, Conditional use Permit, Tentative Parcel Map, and Architectural Review Board approvals for:

- a 36-room hotel and café/restaurant on the eastern 30,000 Square Feet (“SF”) of City Parking Lot #3. The property, located at 499 Linden Avenue (APN 004-105-011), is the site of the former Train Depot, and
- a new 83-space surface parking lot on the 2012 City purchased parcel located at 399 Linden Avenue, between Linden Avenue and Elm Avenue (APN 004-105-026) (“Parking Lot #4”).

The Project consists of a hotel, café/restaurant, and visitor center. Additionally, it includes landscaping, access improvements, and typical ancillary uses such as a pool/spa and back of house, etc.

This application is the culmination of a multi-year effort by the City to put a portion of City Parking Lot #3 to beneficial use. Starting in 2014, and every year thereafter, the City has included these two properties in various planning documents (Work Plan, Economic Vitality Plan, etc.) for various concepts such as, parking, commercial buildings, tourist accommodations and an underground pedestrian railroad crossing. In August 2017, the City published a Request for Proposal for a hotel on the project site. The applicant was selected, and the City Council approved entering into an Exclusive Negotiating Agreement on June 24, 2019 (“ENA”).

The Project completed Conceptual Review (20-2134-CON) on November 30, 2020. Staff comments and community input were considered in the development of the currently proposed project.

Thereafter, the applicant and the City negotiated a Lease Disposition And Development Agreement (“LDDA”) to replace the ENA and address the entitlement, construction, and operations of the proposed hotel. The City Council approved the LDDA at its’ July 20, 2021 special meeting.

The applicant understands that once the City has deemed the application complete, environmental review pursuant to CEQA will be conducted, as will a comprehensive policy consistency analysis and design review by the Architectural Review Board. Decision makers include the City Planning Commission and City Council.

Location & Contacts

Project Address & APN: 499 Linden Avenue
Carpinteria, CA 93013
APN 004-105-011

399 Linden Avenue
Carpinteria, CA 93013
APN 004-105-026

Property Owner: City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, CA 93013

Applicant: 499 Linden Managers, LLC
1072 Casitas Pass Road, 172
Carpinteria, CA 93013

Key Considerations

- The Project is designed to be consistent with policies, mitigation measures, implementation measures, and development standards stipulated in the City's General Plan/Local Coastal Land Use Plan (GP/LCP), and Title 14 Zoning Code.
- The Surfliner Inn Project fulfills the intent and policies of the GP/LCP such as:
 - provide a visitor-serving use in the Downtown Core District,
 - preserving the small beach town character,
 - encouraging compatible revitalization and avoid sprawl development of the city's edge, and
 - enhancing and maintaining the Linden downtown core.
- The Surfliner Inn Project implements the intent and goals of Sustainable Community Policy.
- The Project includes public parking for access to proposed and existing public trails.
- A portion of the rooftop will be open to the public and available for local for community events.
- The Surfliner Inn Project represents a major economic boost to the City and local economy.
 - estimated to generate over \$500,000 in revenue annually to the city under the terms of the Ground Lease,
 - hotel guests are anticipated to spend over \$12.6 million in the local economy during the first 5 years of the Surfliner's operation

Economic Impacts of the US Hotel Industry, Oxford Economics.
August 2019, and

- creates approximately 20-30 permanent new local jobs as well as ancillary jobs during construction of the project.
- The Project will be environmentally sensitive by:
 - design and construct the buildings as economically practicable to achieve net-zero energy ready, and
 - encourage public transportation by offering discount room rates for guests arriving by train.

PROJECT DETAILS

The Surfliner Inn Project consists of:

- a 36-room hotel
- café/restaurant and back of house use area
- rooftop lounge(s), flex space, pool, and spa
- visitor center
- manager's unit
- conference room
- office and break room
- bike storage
- 83-space surface parking lot with public restrooms, and
- coastal trail improvement

Structural Development

The Project proposes approximately 28,075SF of structural development on the 30,000 SF of the eastern portion of APN 004-105-011. Approximate square footage is summarized as follows:

Use	Square Feet
Site Area:	30,000
Building:	28,075
First Level:	14,994
Second Level:	13,081
Roof Level:	4,454

The first level includes: 16 guest rooms and decks: averaging 403SF; lobby: 1,735SF; café/restaurant, including back of house (open to the public): 1,500SF; conference room: 780SF; manager's unit: 683SF; visitor center: 400SF (open to the public); break room: 292SF; office: 207SF; bike storage: 247SF; and luggage storage: 94SF.

The second level includes: 4 junior suites with decks: averaging 760SF; 16 guest rooms with decks: averaging 396S; mechanical attic for the café: 741SF; and public restrooms: 406SF.

The roof level includes landscape plantings; 1,811SF; two public lounges: 1,525SF; public flex space: 1,299SF; guest lounge: 459SF; and pool, spa, and deck: 1,148SF.

Parking

Parking Lot #4, a new 83-space surface parking lot, will be constructed prior to commencement of construction of the hotel to eliminate any reduction of the 60-spaces within the proposed 30,000SF hotel site.

The 45 parking spaces currently located west of the proposed 30,000SF hotel site shall remain.

The Project will include 18 bicycle storage and parking spaces. It will also provide electric vehicle car charging stations. The surface of the parking lot is designed with permeable and impermeable surfaces. Please refer to the enclosed Traffic and Parking Study for more detailed information.

Vehicle Access

Vehicle access to the hotel site will continue to by the existing western access at Fifth Street and Elm Avenue. Parking Lot #3's eastern access will be removed.

Parking Lot #4 will be accessed from Linden Avenue with emergency access only to Elm Avenue.

Parcel Map

The Project includes a Tentative Parcel Map ("TPM") that will result in a new parcel for the 30,000SF hotel site. The proposed TPM will divide the parcel into two with the westerly 20,000SF becoming Parcel A and the easterly 30,000SF hotel site becoming Parcel B.

Grading

Proposed grading on site and is summarized in the following table.

	Cut (CY)	Fill (CY)	Export (CY)
Hotel Site	320	350	20
Parking Lot #4	450	60	390
Total	770	410	410

Employees

The Surfliner Inn and café/restaurant will have 3 shifts employing a total of approximately 20-30 employees and contractors.

Events

The rooftop's 1,525 flex space will provide space for events. The Applicant will offer local non-profit organizations to use this space at reduced rates.

Existing Setting(s)

The Project consists of portions of two existing City-owned parcels.

- 499 Linden Avenue (APN 004-105-011) is 1.15 acres (50,000SF) in size and is City Parking Lot #3.

The existing public restrooms, located in the northeast corner of the parcel, near the intersection of Fifth Street and Linden Avenue, shall be relocated to the southeast corner of the proposed Parking Lot #4.

The adjacent properties are Fifth Street, Linden Avenue, and the Union Pacific Railroad tracks. On the north side of Fifth Street is a commercial business and parking lot, a two-story apartment building, and one-story apartments. On the east side of Linden are commercial warehouses.

- 399 Linden Avenue (APN 004-105-011) is a vacant 5.93-acre (84,071SF) parcel. A temporary trail was recently constructed by the City.

The northern adjacent property is the Union Pacific Railroad tracks and Linden Avenue is the eastern adjacent property. The properties to the south are (from east to west): a commercial restaurant and parking lot; single-story residences; a two-story apartment building; and Elm Street.

SPECIAL STUDIES AND TECHNICAL REPORTS

Stormwater and Drainage

Enclosed, please find the stormwater and drainage plans.

Phase I Environmental Site Assessment(s)

Enclosed, please find the following:

- Phase I Environmental Site Assessment Report, Partner Engineering and Science, Inc., September 7, 2021.
- Review of Previous Environmental Site Assessment, Remediation, Regulatory Closure – Former Orchard Service Property 399 Linden Avenue (portion of APN 004-105-015) Carpinteria, California, Campbell Geo, Inc., March 22, 2013.

The Partner Engineering Phase I Environmental Site Assessment report analyzed the City Parking Lot #3 and concluded:

This assessment has revealed no evidence of RECs or environmental issues in connection with the subject property. Based on the conclusions of this assessment, Partner recommends no further investigation of the subject property at this time. p ii.

The environmental assessment of the site of the proposed Parking Lot #4, located at 399 Linden Avenue (APN 004-011-026) was examined in the March 20213 Campbell Geo, Inc. report. Three former underground storage tanks (USTs) were removed, and soil remediation activities were performed in the 1990's with site closure being granted by the County of Santa Barbara in 1996.

Cambell Geo, Inc. concluded:

FPD (County of Santa Barbara Fire Department, Fire Prevention Division) provided concurrence with our recommendation that, in the event of future site development where soil was removed from the ground, a qualified environmental professional shall be on site to "verify that no additional contaminants of concern are identified that are above the levels already found at the site. Where contaminated soil/groundwater was found at those sites, a simple handling plan would be developed in the future if new construction is planned that would include soil removal or groundwater pumping. Soils generated that are stained or odoriferous could be profiled by sampling and lab analysis for appropriate offsite disposal. Water generated by deep excavation could be treated and discharged, typically with a temporary Sanitary District sewer discharge permit.

If buildings are constructed over areas of contaminated soil or groundwater, there is a potential for mitigation of volatile chemicals into indoor air breathing spaces. However, mitigation with a vapor barrier can be included in the building permits. p 6.

Geotechnical

Earth Systems conducted a geotechnical investigation of the Project parcels, and their preliminary findings are incorporated into the design of the accompany Project plans. The final report shall be submitted upon its' completion.

Public Services

The Project will be served by the Carpinteria Valley Water District, the Carpinteria Sanitary District, and the Carpinteria-Summerland Fire Protection District.

A Request for Letter of Intent to Serve will be submitted to Carpinteria Valley Water District once the City has assigned a case number.

The Carpinteria Sanitary District has indicated that it has, and will have, adequate capacity to provide sanitary sewer service to the project.

This application submittal includes a Carpinteria-Summerland Fire Protection District Fire Protection Certificate Planning Application.

Traffic and Parking

Associated Transportation Engineers' 2021 traffic and parking study is included in this submittal. The study was based on the former design of a 40-room hotel. The report found:

- The Projects' forecasted parking demands, based on the Institute of Transportation Engineers (ITE) Parking Generation Manual, are estimated to be 48 spaces on the weekdays and 56 spaces on the weekend, and
- The peak parking demand forecast in Lots 3 and 4 is 90 spaces on weekdays and 105 spaces on weekends. Thus, the 128 spaces provided would meet these demands.

CONCLUSION

The Surfliner Inn Project is designed to be consistent with, fulfill, and implement the City's policies, mitigation and implementation measures, and development standards of the GP/LCP and Title 14 Zoning Code.

The Project, once operational, will generate a major economic boost to the city and local economy while enhancing and maintaining the Linden downtown core and preserving Carpinteria's small beach town character.

We look forward to working with City staff, committees, Planning Commission and City Council.