

# CITY of CARPINTERIA, CALIFORNIA



October 13, 2023

R. W. Hollis, Jr., Manager  
499 Linden Managers, LLC  
1072 Casitas Pass Road, #172  
Carpinteria, CA 93013

RE: Determination of Application Incompleteness  
Surfliner Inn; Project #23-2254-DP/CUP/CDP/ARB  
399 & 499 Linden Avenue; APNs 004-105-011 & -026

Dear Mr. Hollis:

Thank you for the September 13, 2023 submittal of the Surfliner Inn project. We have reviewed your application and found it to be incomplete pending submittal of additional information which is required before application processing can begin. The additional information is necessary to accurately assess the proposed project's environmental impacts and consistency with applicable State and City regulations. Specifically, the following information is needed to complete your application:

1. **Sheet T.01:** Please update the sheet to include the following information:
  - Include the information for the proposed public parking lot at 399 Linden Avenue in the Project Data and Area Calcs sections.
  - Include the landscaped area calculations for each property in the Project Data and Area Calcs sections. Note that a minimum of 10% (preferably more) of the proposed hotel site needs to be planted with landscaping.
2. **Sheet A0.01:** Please add the dimensions of the right-of-way widths for Linden Avenue and Fifth Street to the site plan.
3. **Sheets A2.01 & A3.01:** The City measures height from the finished grade. Please update the elevations and cross sections to show the finished grade, revise the proposed heights as necessary, and show the maximum height of the elevator shafts.
4. **Color Renderings:** Renderings of the proposed hotel from Linden Avenue (east) were provided in the plans. However, additional renderings of views of the proposal from Fifth Street (north), the Community Garden (west), and the proposed public parking lot (south) are also necessary. Please include the additional renderings in the resubmittal plan set.

5775 CARPINTERIA AVENUE • CARPINTERIA, CA 93013-2603  
(805) 684-5405 • FAX (805) 684-5304  
[www.carpinteriaca.gov](http://www.carpinteriaca.gov)

5. **Landscaping Plans:** A conceptual landscaping plan was provided in the plans. Please provide a preliminary landscaping plan prepared pursuant to the City's enclosed "Landscape Plan- Required Information" handout, including but not limited to a proposed planting plan, plant list, and plant quantities, spacing and sizes.
6. **Lighting Plans:** Include images and cut sheets for any proposed exterior lighting, and provide a photometric plan for both parcels. Note, all proposed lighting should be night sky-friendly in design (e.g., fully shielded and downward-facing, avoiding spillover offsite).
7. **Arborist Report:** Please provide an arborist report that identifies and tabulates all trees proposed for removal and that evaluates all trees that are proposed to remain which appear to be impacted by the proposed project (e.g., ground disturbance within the critical root zone of trees, etc.). The report should address both parcels and include information about the trees (including species, current health/condition of tree, DBH, approximate height and canopy), an analysis of the extent of impacts to the trees from the proposed development, and potential mitigation measures and/or recommended protective measures for during construction. A copy of the City-approved Arborist List is attached for your reference. Note that native trees are protected in the City by policies in the General Plan/Local Coastal Plan.
8. **Preliminary Grading & Drainage Plans:** Please review the Site Construction Notes and confirm that the plans have been correctly labeled with the notes (especially notes #1, 2, 4, 6, and 7). Note that the Public Works Department is also reviewing the plans and may have additional comments.
9. **Utility Plan:** In addition to the water and sewer improvements, please show any additional above ground utility infrastructure improvements (transformers, back-flow devices, etc.) on Sheet C-3.1.
10. **Colors and Materials:** The elevations include conceptual photographs of the proposed colors and materials for the project. Please provide more specific information, either on the elevation sheet or on a "colors and materials board," for the proposed colors and details on the materials.
11. **Soils Report:** Please provide a soils report prepared by a qualified licensed professional to analyze the soil and geologic characteristics of the entire project site and provide foundation recommendations for the proposed structures and parking lot improvements.
12. **Story Pole Plan and Waiver:** Please provide a Story Pole Plan per the enclosed "Story Pole Procedures" for the proposed hotel structure. At least two weeks prior to the first Architectural Review Board meeting, the story poles will need to be installed and certified.

Additionally, the signed Story Poles Waiver should be included with the resubmittal package.

13. **Storm Water Management Program:** The Public Works Department is reviewing the Storm Water Management Plan Tier Determinations and Preliminary Grading and Drainage Plans for the proposal and will be providing comments. Note that the proposed underground retention chamber may not be a supported method of storm water retention on site.
14. **Mailing Labels:** Please provide mailing labels for 1.) the project contacts, and 2.) property owners within a 300-foot radius and occupants within a 100-foot radius of the property lines of both parcels (APNs 004-105-011 & 004-105-026) per the City's enclosed mailing label specifications.
15. **Trash Enclosures:** Please verify that the access to the trash enclosure locations and proposed capacity (number and size of proposed trash and recycling receptacles) is feasible for the waste collection needs of the project. A letter of confirmation from E.J. Harrison and Sons, Inc. would be beneficial.
16. **Carpinteria Valley Water District (CVWD) Letter of Intent to Serve:** The project was routed to the CVWD on 9/14/2023; however, the City has not yet received any correspondence from the CVWD. Please confirm that a completed **CVWD Request for Letter of Intent to Serve application** was submitted to the CVWD for review. If you have any questions, please contact Danielle Rose at (805) 684-2816 x121 or [danielle@cvwd.net](mailto:danielle@cvwd.net).
17. **Visitor Center:** The proposed Visitor Center should be able to be accessed from both the hotel and from the public sidewalk. Please include an exterior entrance to the Visitor Center and update the affected plan sheets accordingly.
18. **Public Restroom:** The proposed public restroom is located within the required 10-foot setback from the property lines. To proceed, either 1.) relocate the restroom to a location outside of the setbacks, or 2.) revise the project description to include a Modification request to allow the restroom to remain in the proposed location. If the Modification request route is chosen, the Traffic and Parking Study will need to be revised to address the impacts to vision clearance and safety from the proposed restroom location. Additionally, in order to approve a Modification, the Planning Commission must make a determination that the project will result in at least one of the following public benefits: "1. *Energy efficient heating/cooling; or 2. Provision of affordable housing units through mix of housing types, innovative design and construction techniques, or other means; or 3. Provision of a larger amount of open space or landscaping than the minimum requirements of the district.*"

- 19. Traffic and Parking Study:** Please see the attached email from Thomas Mericle, the City's contracted Traffic Engineer, with his comments/corrections on the Traffic and Parking Study that was included with the application submittal materials. Please update the study as requested and contact Thomas Mericle directly with any questions. Additionally, to support the request for the Conditional Use Permit for the conjunctive use of parking spaces, the study should address the requirements of the Carpinteria Municipal Code §14.54.060; specifically, *"The applicant(s) shall demonstrate a need for such conjunctive use and reasons for a reduction in the number of parking spaces required of the individual uses according to the parking regulations of this title. The applicant(s) shall state the type of use(s) proposed, time periods of operation, and any other necessary information to demonstrate that the conjunctive use of parking spaces will not create traffic congestion or be detrimental to surrounding uses."*
- 20. Noise Study:** Please provide a Noise Study that analyzes the impacts from both the Union Pacific Railroad and area roadways on hotel occupants, and that also analyzes construction noise for the project on surrounding sensitive receptors. The study should identify proposed mitigation measures to reduce noise impacts within the hotel, if applicable. Additionally, construction noise mitigation measures for sensitive receptors (surrounding residences) should be included in the study.
- 21. Air Quality and Greenhouse Gas Emissions Study:** Please provide an Air Quality and Greenhouse Gas Emissions Study to assess the long- and short-term impacts of the project on air quality and greenhouse gas emissions.
- 22. Cultural Resources:** The City has submitted a records search request to the Central Coast Information Center. Depending on the outcome of the request, additional archaeological and cultural resource investigations may be necessary for CEQA review of the project.
- 23. Inter-Departmental Agency Group (IDAG) Review and Comments/Conditions:** The project was routed to the IDAG members on 9/14/2023 for review, comments, and conditions. To date, only comments from the Santa Barbara Air Pollution Control District, Carpinteria-Summerland Fire Protection District, and the Carpinteria Sanitary District have been received. As other departments/agencies respond, additional information may be requested.
- 24. Electronic Copies:** Please provide a digital copy of the revised plans, renderings, documents, and requested reports in PDF format with your resubmittal.

Please note that a letter that describes newly submitted materials must accompany revised and/or additional materials and/or changes made to previously submitted materials. Please submit a digital copy, an 11x17 reduced set of plans, two (2) full-sized sets of plans, and two copies of any studies/reports with your resubmittal.

We studied your application carefully in making our determination. Please call me at (805) 755-4405 or email me at [syndis@carpinteriaca.gov](mailto:syndis@carpinteriaca.gov) if you have any questions or concerns regarding the requested items. If you continue to have concerns regarding the requested information, I can schedule a meeting with our Community Development Director, Nick Bobroff. Please call or email me within ten (10) working days of the date of this letter if you believe a meeting is necessary.

### **Advisory Information**

Based on our preliminary review of your application, we put forth the following advisory statements.

1. **Development Impact Fees:** Your project, if approved, will be subject to the payment of development impact fees. The total amount of these fees will be estimated during the processing of this application. If you feel that the project should not be subject to such fees, based on the absence of a reasonable relationship between the impacts of the proposed project and the fee category for which fees have been assessed, you may appeal to the City Council for a reduction, adjustment or waiver of any of those fees. The appeal must be in writing and must state the factual basis on which the particular fee or fees should be reduced, adjusted or waived. The actual amount of the required fees shall be determined in accordance with ordinances and resolutions in effect when the fees are paid. Fees may not be paid prior to project approval. The fee amounts are subject to yearly adjustments.
2. **Architectural Review Board:** Once the project application is deemed complete, we will schedule the project for review by the Architectural Review Board (ARB). At least two weeks prior to the ARB hearing date, story poles must be installed and certified. Staff will ask for the Board's input on massing and placement, architecture, neighborhood compatibility, and other design considerations.
3. **Discretionary Review:** The project will require review and approval of a Development Plan, Conditional Use Permit, Coastal Development Permit, and possibly a Modification request by the Planning Commission, and the City Council on appeal.
4. **Submitted Reports and Studies:** Several reports and studies were submitted with the initial application package. As the proposal moves through the environmental review process, the submissions will be reviewed in detail and may need modifications or revisions.
5. **Environmental Review:** The proposed project will be subject to the California Environmental Quality Act (CEQA). Once the project application has been deemed

complete, a more in-depth review of the project's environmental effects can begin. Staff will determine if the project would be eligible for coverage under a CEQA Exemption, a [Mitigated] Negative Declaration (ND), or Environmental Impact Report (EIR); the two latter of which will require contracting with a qualified environmental consultant to complete the necessary analysis. Please note that as part of any environmental scoping effort, additional potential impacts may be identified that could require further study in support of the CEQA document. As the project application approaches completeness, we will set up a call to further discuss the environmental review process.

6. **Tribal Cultural Resources Consultation:** Depending on the type of CEQA document that is determined to be necessary for the project, the City may initiate the AB52 consultation process with local Tribal representatives for their input on any Tribal Cultural Resources that may be impacted by the project.
7. **Low Cost Visitor Accommodations:** In an effort to further enhance lower cost visitor accommodation opportunities in Carpinteria and to ensure consistency with Coastal Act policies, including but not limited to, Section 30213, which specifically requires lower cost visitor and recreational facilities to be protected, encouraged, and where feasible, provided, staff believes the proposed project must also commit to making a percentage of their guestrooms available and affordable to members of the public with low or moderate incomes. The Coastal Commission has typically placed the percentage of new hotel rooms to be set aside as low-cost accommodations at 25% of the room total or through provision of suitable off-site visitor accommodations subject to Coastal Commission approval. As the project moves forward through the review process, this requirement and the appropriate percentage of rooms (or other compensatory mitigation) will be determined.
8. **Department/Agency Letters:** The following departments/agencies have submitted the attached comments and/or condition letters to date:
  - Santa Barbara County Air Pollution Control District, dated September 22, 2023,
  - City of Carpinteria Public Works/Thomas Mericle comments on the Traffic and Parking Study, dated August 8, 2023 (email),
  - Carpinteria-Summerland Fire Protection District, dated October 3, 2023, and
  - Carpinteria Sanitary District, dated October 5, 2023.

If we do not receive the information requested above within 60 days of the date of this letter, we will send a notice offering a final 30 days in which to submit the information. If we do not receive the information by the end of those 30 days, we will close the case. If you have a deposit on account, we will refund any unused portion.

October 13, 2023

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Please call to set up an appointment with us when you are ready to submit this information. If you have any questions regarding this letter, please call me at (805) 755-4405 or email me at [syndis@carpinteriaca.gov](mailto:syndis@carpinteriaca.gov).

Sincerely,



Syndi Souter, Associate Planner  
Community Development Department

Cc: Dave Durflinger, City Manager, 5775 Carpinteria Avenue, Carpinteria, CA 93103  
Project File, #23-2254-DP/CUP/CDP/ARB

**CITY OF CARPINTERIA**  
**Community Development Department**

**LANDSCAPE PLAN – REQUIRED INFORMATION**

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Landscape Plans should include the following information:

1. Name of Applicant
2. Location of Project Site/Address
3. Name of Architect/Agent/Person drawing the plans
4. Landscape Plans must be drawn to scale and the scale shall be noted on the plan.  
The scale of the plans shall be the same as the site plan and printed on the same size paper.
5. The location of the area to be landscaped on the property to be specified.
6. The location of all the new plants and trees, with existing trees and plants to remain noted on the plans.
7. All new plantings to be specified on plans, with the botanical and common names given along with the plant container sizes and plant quantities also specified on plans.
8. Description of the types of irrigation systems to be used, including but not limited to location of irrigation clocks, backflow preventers and irrigation valves.

*All applicants that are not single-family dwellings (residential)  
must also include the following:*

1. A plant list with botanical and common names, quantities, sizes, recommended spacing of mass plantings, and any special planting notes. Planting details and tree stake details shall also be included.
2. A separate irrigation drawing with the location, type and size of the main hook-up, irrigation clocks, backflow preventer, irrigation valves, pressure lines, sleeves, sprinkler heads and nozzles, pipe sizes, and an irrigation legend showing symbols, manufacturer, model numbers, description of items, special installation notes, and installation details of all valves and heads.



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## 1. ARBORIST

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DAMIEN J. EDWARDS  IRVINE, CA	<b>Work Phone</b> <b>Fax Number</b> <b>Alt Phone</b> <b>Email Address</b> <b>Notes</b>	(949) 444-9517   damienjedwards2@yahoo.com
DAVID GRESS PO BOX 5086 SANTA BARBARA, CA 93150	<b>Work Phone</b> <b>Fax Number</b> <b>Alt Phone</b> <b>Email Address</b> <b>Notes</b>	(805) 969-5293 (805) 969-5293  drgress@cox.net
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AGRI-TURF SUPPLIES INC ROBERT MURAOKA 2257 LAS POSITAS RD SANTA BARBARA, CA 93105	<b>Work Phone</b> <b>Fax Number</b> <b>Alt Phone</b> <b>Email Address</b> <b>Notes</b>	(805) 569-2257 (805) 569-0073  robert@agriturfsupplies.com
ALTHOUSE AND MEADE DANIEL KEELEY 1650 RAMADA DR, SUITE 180 PASO ROBLES, CA 93446	<b>Work Phone</b> <b>Fax Number</b> <b>Alt Phone</b> <b>Email Address</b> <b>Notes</b>	(559) 799-5051   danielk@althouseandmeade.com
ARBOR SERVICES, INC LEIGH CHRISTMAN PO BOX 1201 GOLETA, CA 93116	<b>Work Phone</b> <b>Fax Number</b> <b>Alt Phone</b> <b>Email Address</b> <b>Notes</b>	(805) 967-7779   info@arborservices.net

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## 1. ARBORIST

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BARTLETT TREE EXPERTS  
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BILL MELLETT DESIGN  
BILL MELLETT  
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BILL SPIEWAK AND ASSOCIATES  
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DAVEY RESOURCE GROUP  
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DUDEK AND ASSOCIATES  
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**Email Address** rodney@heritagetreeconsulting.com  
**Notes** ISA BOARD CERTIFIED MASTER ARBORIST  
#PN2684 BUM, ISA MUNICIPAL SPECIALIST, ISA  
UTILITY SPECIALIST, ISA TREE RISK  
ASSESSMENT QUALIFICATION

KENNETH A KNIGHT, CONSULTING  
KENNETH KNIGHT  
69 CALAVERAS AVE  
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# City of Carpinteria

## Story Pole Procedures



Modified August 16, 2004



**Purpose:** Story poles are used to depict the elevations and silhouette of a proposed structure or an addition to an existing building. Story poles are intended to help decision makers, staff, neighbors and other interested parties visualize the location, mass and/or height of a proposed building(s), as part of the review of the project's relationship to its surrounding. The use of story poles is not limited to residential development.

**When Required:** At the discretion of the City, story poles may be required for development projects and/or additions. As a general rule of thumb, story poles are required for all new homes and second story additions. However, a new one-story addition could also require story poles.

**Story Pole Installation/Submittal Requirements:** Story poles shall be constructed pursuant to the following requirements.

1. Installation Timing – A story pole plan must be submitted to staff for approval prior to the installation. The installation shall occur approximately two weeks prior to the scheduled Architectural Review Board meeting.
2. Plan Components – As illustrated in Exhibit A, the story pole plan must include a site plan of the property, a building footprint of all structures on the property, and a complete roof plan detail of the structure under consideration. Story pole locations are plotted on the roof plan and each location should indicate the maximum height of the pole.
3. Construction Method – Story poles shall be made of 2" X 4" lumber, pipes, galvanized conduit or similar material that is sturdy and avoids bending as determined by the City. All story poles need to be erected safely and without putting the public at risk, without bending or leaning, so as to withstand weather and remain standing until meeting dates. This can be accomplished by installing guy wires or other similar temporary support system. The poles must be sturdy (allowing not more than 5" deflection). **Story poles must be installed by a licensed contractor.**
4. Pole Locations – Story poles shall be erected at the most distant corners of the proposed structure or addition and at the maximum height of the roof ridge. The idea is to achieve a silhouette of the structure or addition, clearly defining the maximum roof heights. Story poles for roof overhangs, eaves, chimneys, balconies, and accessory buildings may also be required at the discretion of the Community Development Director.

5. Flagging Poles – Dark red or blue colored ribbons shall be attached to taut ropes, between the poles, to detail roof lines. A cable or other appropriate material may be permitted as approved by the Community Development Director. Ribbons shall be a minimum of 12 inches long, 2 inches wide and spaced a minimum of two feet apart.
6. Duration – Story poles shall be erected at least two weeks (14 days) prior to the Architectural Review Board (and Planning Commission if applicable) hearing date and shall remain in place until such time as the Planning Commission or Community Development Director has rendered a decision on the project. Upon notification by City, the story poles shall be removed as soon as possible and no later than 48 hours from the date of the notice. If at any time the story poles become unsafe, they shall be repaired or removed immediately if determined by the City to be a public safety risk. If the poles fall down prior to the hearing date, they shall promptly be replaced.
7. Waiver – The applicant must sign a waiver that absolves the City of any liability associated with construction of, or damage by, the temporary story poles. **The applicant shall not install the temporary story poles until the waiver form is submitted to the City.**
8. Certification – Story pole height and location must be certified in writing by a licensed surveyor, architect (other than the project architect), or a civil engineer. The height of each pole should be clearly marked on the base of each pole. In residential developments involving a single-family dwelling, an alternative certification process is permitted as illustrated in Exhibit B. Although this process still requires a survey of the property elevations, it will save a separate certification of the height poles when installed correctly. The height of each pole should be represented with a tape measure mounted onto each pole.

## Story Poles Waiver

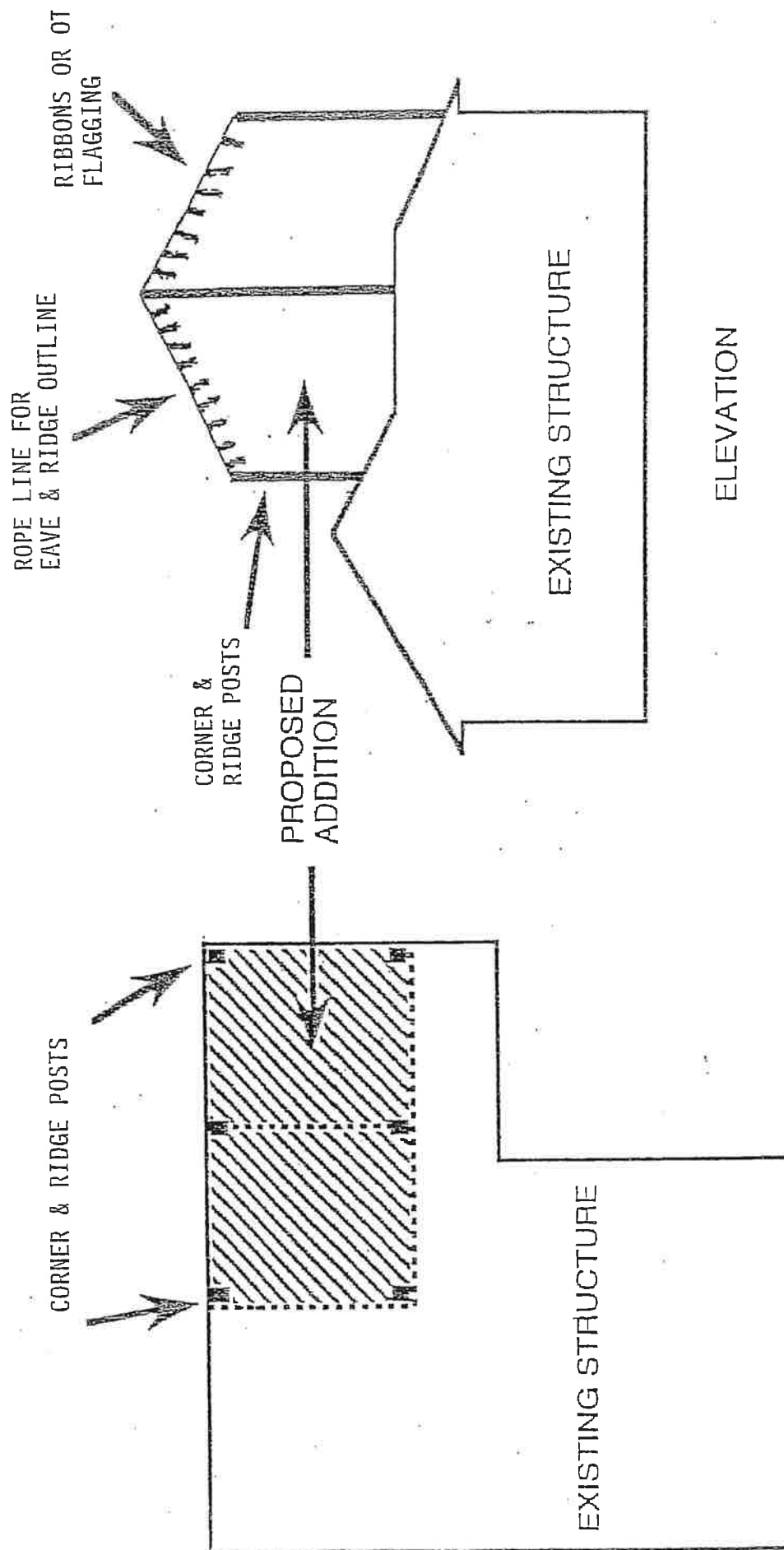
I, \_\_\_\_\_, hereby absolve the City of Carpinteria of any and all liability associated with the installation of, or damage by, the temporary story poles that I will erect in compliance with the City's Story Pole Procedures.

\_\_\_\_\_  
Signature

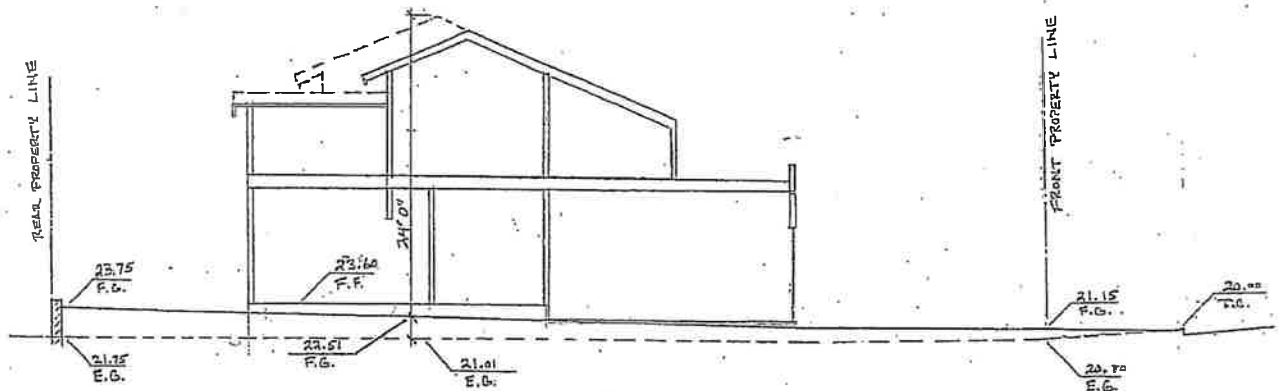
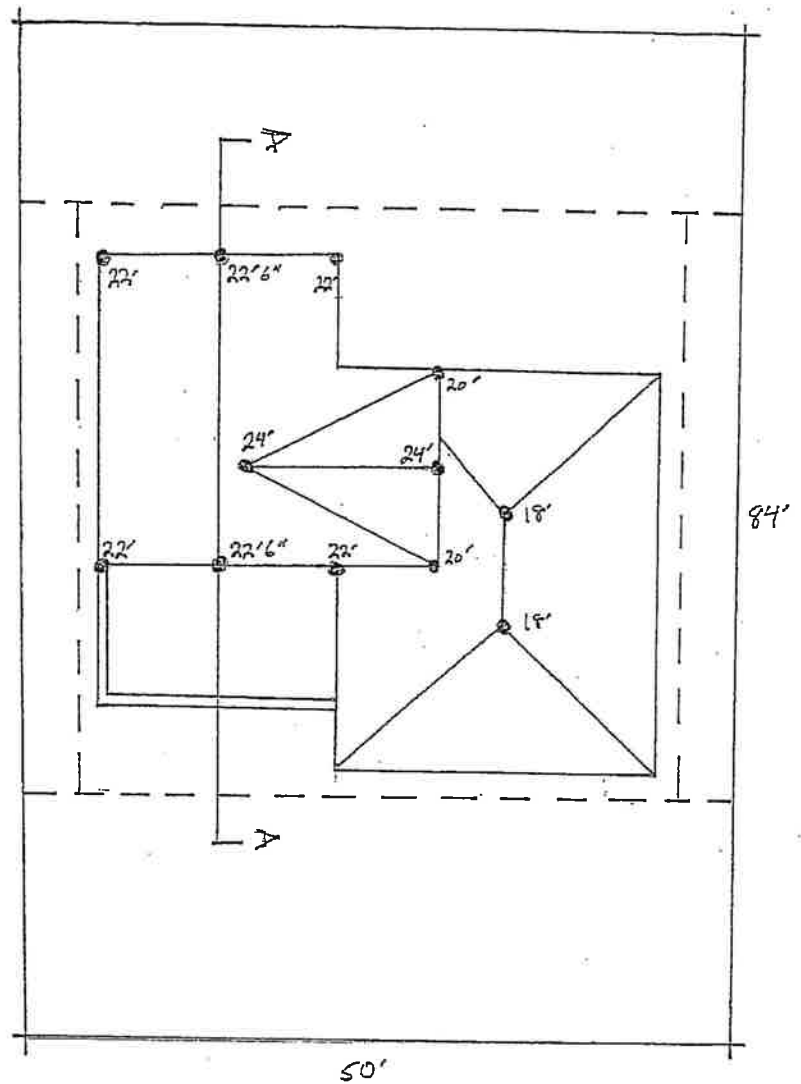
\_\_\_\_\_  
Date



# STORY POLE ILLUSTRATION



The story pole site plan would be used to depict the location of a cross-section through the residence, making certain the highest portion of the roof is clearly shown. Before doing so, the site plan would need to be surveyed to determine the parcel's elevations and the height of any grading work.



Create a cross-section drawing through the residence from the story pole site plan. The above example illustrates that the front property line has an elevation of 21.15 ft. and the rear property line has an elevation of 23.75 ft. The grade elevation at the structure's maximum height is 21.01 ft with 1.5 ft. of fill. At this point, the height pole should be 25.5 ft. (24 ft. max ht. + 1.5 ft. fill). All remaining poles would be installed in the same manner.

**F. SOILS REPORT AND SURVEY – 3 COPIES** prepared by a registered, licensed professional engineer

- **Required** if project is over 700 sq. ft. or it is a new development

**G. PRELIMINARY TITLE REPORT – 1 Copy** – Most current report (within one year)

**H. HEIGHT POLES** – Required for all second story additions and new two-story homes, may be required for commercial additions or remodels. Please refer to the requirements outlined in the attached “Story Pole Procedures.” (not required for ADUs)

**I. STORM WATER MANAGEMENT PROGRAM** – Provide required plans, checklists and documents as required by the Storm Water Management Program on page 6 of this application.

**J. SOLAR ACCESS COMPLIANCE** – Projects in residential zones shall provide verification of solar access by providing a site plan and elevation drawing(s), as described on the attached “Instructions for Determining Solar Impacts.”

**K. FLOOD HAZARD DETERMINATION LETTER** – **Required if the project is in the floodplain.** Must be obtained from the City of Carpinteria Public Works Department (contact John Ilasin).

**L. MAILING LABELS**

- **Project:** ONE sheet of labels with property owner, applicant and agent mailing addresses
- **Neighbor Noticing:**
  - Map and list showing 300-foot radius (owner) AND 100-foot radius (occupant)
  - THREE sets of labels for property owners within 300’ radius and occupants within 100’ radius.

Both the labels and the radius map may be obtained from S.B. County Assessor’s Office (105 E. Anapamu St., Rm. 204, Santa Barbara, CA 93101, Phone 568-2550 or 568-3264). Cost is ~ \$90 and takes 2-3 days.

Alternatively, applicants may have an independent contractor prepare the map and mailing labels. Consistent with the information obtained from the County, three (3) sets of mailing labels, 300-foot and 100-foot radius map.

*Radius map shall include the following:*

- The subject parcel should be shaded in color.
- A 300-foot boundary line drawn around the subject parcel (owners).
- A 100-foot boundary line drawn around the subject parcel (occupants).
- Each of the affected parcels shaded in a different color.
- Parcel numbers on the affected parcels.
- A scale
- A north arrow
- The name, address and phone number of the person preparing and certifying the map
- All of the above information to be on 11 x 17 size paper

*Mailing labels shall include the following:*

- Mailing labels shall include the owned or occupied parcel to which the labels refer.
- Mailing labels identifying the current property owner on the most current Tax Assessor’s Roll (not older than 30 days) AND Certification that the mailing labels are the most current available.

**M. FIRE PROTECTION CERTIFICATE APPLICATION** – *Must be submitted together with the project application to the City. **The corresponding plan check fee must be paid to directly to the Fire District.***

**N. WATER AND SANITARY DISTRICT INTENT TO SERVE LETTERS (for ADUs ONLY)** – Intent to Serve Letters are required for all ADU/JADU applications to ensure adequate water and sewer capacity and service are available. Please contact Syndi Souter at (805) 755-4405 or [syndis@carpinteriaca.gov](mailto:syndis@carpinteriaca.gov) to obtain a tracking number



air pollution control district  
SANTA BARBARA COUNTY

September 22, 2023

Syndi Souter  
City of Carpinteria  
Community Development Department  
5775 Carpinteria Avenue  
Carpinteria, CA 93013

Sent Via Email: [SyndiS@carpinteriaca.gov](mailto:SyndiS@carpinteriaca.gov)

**Re: Santa Barbara County Air Pollution Control District Suggested Conditions for the Surfliner Inn, 23-2254-DP/CUP/TPM/CDP/ARB**

Dear Syndi Souter:

The Santa Barbara County Air Pollution Control District (District) has reviewed the referenced project, which consists of the construction and operation of a 36-room two-story hotel with a rooftop bar and deck, a cafe, and a new 83-space parking lot with a public restroom. An existing public restroom building will be relocated and the 45 parking spaces currently located west of the proposed hotel will remain. The project will also include 18 bicycle storage and parking spaces and electric vehicle charging stations. Development will require approximately 770 cubic yards (CY) of cut, 410 CY of fill, and 410 CY of export. The subject properties include a 1.15-acre parcel and 1.93-acre parcel identified in the Assessor Parcel Map Book as APN 004-105-011 and 004-105-026, respectively. The properties are zoned commercial planned development (CPD) and are located at 499 and 399 Linden Avenue in the City of Carpinteria.

The proposed project is subject to the following **regulatory requirements** that should be included as conditions of approval in the applicable land use permit:

1. Prior to building permit issuance, **District Authority to Construct permits** must be obtained for all equipment that requires a District permit. Proof of receipt of the required District permits shall be submitted by the applicant to planning staff. District Authority to Construct permits are required for diesel engines rated at 50 brake horsepower and greater (e.g., firewater pumps and emergency standby generators) and boilers/large water heaters whose combined heat input rating exceeds 2.0 million British thermal units per hour (Btu/hr). **Advisories:** (1) In the case of a diesel-fired emergency generator, an equipment-specific Health Risk Assessment may be required as part of District permit issuance. The applicant should refer to the District's website at [www.ourair.org/dice-atcm](http://www.ourair.org/dice-atcm) for more information on diesel engine permitting. (2) The District permit process can take several months. To avoid delay, the applicant is encouraged to submit their Authority to Construct permit application to the District as soon as possible, see [www.ourair.org/permit-applications](http://www.ourair.org/permit-applications) to download the necessary permit application(s).
2. All portable diesel-fired construction engines rated at 50 brake horsepower or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or District permits prior to grading/building permit issuance. Construction engines with PERP certificates are exempt from the District permit, provided they will be on-site for less than 12 months.

Aeron Arlin Genet, Air Pollution Control Officer

(805) 979-8050

260 N. San Antonio Rd., Ste. A Santa Barbara, CA 93110

[ourair.org](http://ourair.org)

[@OurAirSBC](https://twitter.com/OurAirSBC)

3. The application of architectural coatings, such as paints, primers, and sealers that are applied to buildings or stationary structures, shall comply with District Rule 323.1, *Architectural Coatings* that places limits on the VOC-content of coating products.
4. Asphalt paving activities shall comply with District Rule 329, *Cutback and Emulsified Asphalt Paving Materials*.
5. Boilers, water heaters, and process heaters rated between 2 million to 5 million British thermal units per hour (Btu/hr) must comply with the emission limits and certification requirements of District Rule 361. Please see [www.ourair.org/wp-content/uploads/Rule361.pdf](http://www.ourair.org/wp-content/uploads/Rule361.pdf) for more information.
6. Boilers, water heaters, and process heaters rated between 75,000 and 2.0 million British thermal units per hour (Btu/hr) must comply with the emission limits and certification requirements of District Rule 360. Note: Units fired on fuel(s) other than natural gas still need to be certified under Rule 360. Please see [www.ourair.org/wp-content/uploads/rule360.pdf](http://www.ourair.org/wp-content/uploads/rule360.pdf) for more information.
7. Natural gas-fired fan-type central furnaces with a rated heat input capacity of less than 175,000 British thermal units per hour (Btu/hr) and water heaters rated below 75,000 Btu/hr must comply with the emission limits and certification requirements of District Rule 352. Please see [www.ourair.org/wp-content/uploads/rule352.pdf](http://www.ourair.org/wp-content/uploads/rule352.pdf) for more information.
8. The applicant is required to obtain an asbestos survey and complete and submit an **Asbestos Demolition/Renovation Notification** (District Form ENF-28, which can be downloaded at [www.ourair.org/compliance-forms](http://www.ourair.org/compliance-forms)) for each structure to be demolished or renovated. Demolition notifications are required regardless of whether asbestos is present or not. The completed notification should be presented or mailed to the District with a minimum of 10 working days advance notice prior to disturbing asbestos in a renovation or starting work on a demolition. For additional information on asbestos notification requirements, please see [www.ourair.org/asbestos/](http://www.ourair.org/asbestos/) or contact the District's Compliance Division at (805) 979-8050.
9. If contaminated soils are found at the project site, the District must be contacted to determine if an Authority to Construct, Permit to Operate and/or a written permit exemption approval will be required. District permits are required for all soil vapor extraction activities. District permits are also required for the excavation ("dig-and-haul") of more than 1,000 cubic yards of contaminated soil. Excavation projects less than or equal to 1,000 cubic yards are eligible for a written permit exemption.

In addition, the District recommends that the following **best practices** be considered for inclusion as conditions of approval, in the interest of reducing emissions of criteria air pollutants, toxic air contaminants, greenhouse gases, dust and odors:

10. To reduce the potential for violations of District Rule 345 (*Control of Fugitive Dust from Construction and Demolition Activities*), Rule 302 (*Visible Emissions*), and Rule 303 (*Nuisance*), standard dust mitigations (**Attachment A**) are recommended for all construction and/or grading activities. The name and telephone number of an on-site contact person must be provided to the District prior to grading/building permit issuance.

11. The State of California considers particulate matter emitted by diesel engines carcinogenic. Therefore, during project grading, construction, and hauling, construction contracts must specify that contractors shall adhere to the requirements listed in **Attachment B** to reduce emissions of particulate matter (as well as of ozone precursors) from diesel equipment. Recommended measures should be implemented to the maximum extent feasible. Prior to grading/building permit issuance and/or map recordation, all requirements shall be shown as conditions of approval on grading/building plans, and/or on a separate sheet to be recorded with the map. Conditions shall be adhered to throughout all grading and construction periods. The contractor shall retain the Certificate of Compliance for CARB's In-Use Regulation for Off-Road Diesel Vehicles onsite and have it available for inspection.
12. At a minimum, prior to occupancy, any feasible greenhouse gas reduction measures from the following sector-based list should be applied to the project:
  - Energy use (energy efficiency, low carbon fuels, renewable energy)
  - Water conservation (improved practices and equipment, landscaping)
  - Waste reduction (material re-use/recycling, composting, waste diversion/minimization)
  - Architectural features (green building practices, cool roofs)
  - Transportation (reduce vehicle miles traveled through employee commute trip reduction programs, such as ride-sharing programs and alternative transportation options, such as public transit, local shuttles, park-and-ride lots, etc., pedestrian- and bicycle-friendly features such as sidewalks and bike racks)
  - Electric Vehicle Infrastructure (EV charger installation, installation of pre-wiring for future EV chargers)
  - For additional information on greenhouse gas mitigation and potential strategies, see [www.ourair.org/ghgmitigation-sbc](http://www.ourair.org/ghgmitigation-sbc).

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 979-8302 or via email at [WongB@sbcapcd.org](mailto:WongB@sbcapcd.org).

Sincerely,



Bryan Wong,  
Air Quality Specialist  
Planning Division

Attachments: Fugitive Dust Control Measures  
Diesel Particulate and NO<sub>x</sub> Emission Measures

cc: Planning Chron File





air pollution control district  
SANTA BARBARA COUNTY

#### ATTACHMENT A FUGITIVE DUST CONTROL MEASURES

These measures should be required for all projects involving earthmoving activities regardless of the project size or duration. Projects are expected to manage fugitive dust emissions such that emissions do not exceed APCD's visible emissions limit (APCD Rule 302), create a public nuisance (APCD Rule 303), and are in compliance with the APCD's requirements and standards for visible dust (APCD Rule 345).

- During construction, use water trucks, sprinkler systems, or dust suppressants in all areas of vehicle movement to prevent dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. When using water, this includes wetting down areas as needed but at least once in the late morning and after work is completed for the day. Increased watering frequency should be required when sustained wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
- Onsite vehicle speeds shall be no greater than 15 miles per hour when traveling on unpaved surfaces.
- Install and operate a track-out prevention device where vehicles enter and exit unpaved roads onto paved streets. The track-out prevention device can include any device or combination of devices that are effective at preventing track out of dirt such as gravel pads, pipe-grid track-out control devices, rumble strips, or wheel-washing systems.
- If importation, exportation, and stockpiling of fill material is involved, soil stockpiled for more than one day shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
- Minimize the amount of disturbed area. After clearing, grading, earthmoving, or excavation is completed, treat the disturbed area by watering, OR using roll-compaction, OR revegetating, OR by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur. All roadways, driveways, sidewalks etc. to be paved should be completed as soon as possible.
- Schedule clearing, grading, earthmoving, and excavation activities during periods of low wind speed to the extent feasible. During periods of high winds (>25 mph) clearing, grading, earthmoving, and excavation operations shall be minimized to prevent fugitive dust created by onsite operations from becoming a nuisance or hazard.
- The contractor or builder shall designate a person or persons to monitor and document the dust control program requirements to ensure any fugitive dust emissions do not result in a nuisance and to enhance the implementation of the mitigation measures as necessary to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to grading/building permit issuance and/or map clearance.

**PLAN REQUIREMENTS:** All requirements shall be shown on grading and building plans and/or as a separate information sheet listing the conditions of approval to be recorded with the map. **Timing:** Requirements shall be shown on plans prior to grading/building permit issuance and/or recorded with the map during map recordation. Conditions shall be adhered to throughout all grading and construction periods.

**MONITORING:** The Lead Agency shall ensure measures are on project plans and/or recorded with maps. The Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.



air pollution control district  
SANTA BARBARA COUNTY

## **ATTACHMENT B DIESEL PARTICULATE AND NO<sub>x</sub> EMISSION REDUCTION MEASURES**

Particulate emissions from diesel exhaust are classified as carcinogenic by the state of California. The following is a list of regulatory requirements and control strategies that should be implemented to the maximum extent feasible.

The following measures are required by state law:

- All portable diesel-powered construction equipment greater than 50 brake horsepower (bhp) shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
- Fleet owners of diesel-powered mobile construction equipment greater than 25 hp are subject to the California Air Resource Board (CARB) In-Use Off-Road Diesel-Fueled Fleets Regulation (Title 13, California Code of Regulations (CCR), §2449), the purpose of which is to reduce oxides of nitrogen (NO<sub>x</sub>), diesel particulate matter (DPM), and other criteria pollutant emissions from in-use off-road diesel-fueled vehicles. Off-road heavy-duty trucks shall comply with the State Off-Road Regulation. For more information, see [www.arb.ca.gov/msprog/ordiesel/ordiesel.htm](http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm).
- Fleet owners of diesel-fueled heavy-duty trucks and buses are subject to CARB's On-Road Heavy-Duty Diesel Vehicles (In-Use) Regulation (Title 13, CCR, §2025), the purpose of which is to reduce DPM, NO<sub>x</sub> and other criteria pollutants from in-use (on-road) diesel-fueled vehicles. For more information, see [www.arb.ca.gov/msprog/onrdiesel/onrdiesel.htm](http://www.arb.ca.gov/msprog/onrdiesel/onrdiesel.htm).
- All commercial off-road and on-road diesel vehicles are subject, respectively, to Title 13, CCR, §2449(d)(3) and §2485, limiting engine idling time. Off-road vehicles subject to the State Off-Road Regulation are limited to idling no more than five minutes. Idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes, unless the truck engine meets the optional low-NO<sub>x</sub> idling emission standard, the truck is labeled with a clean-idle sticker, and it is not operating within 100 feet of a restricted area.

The following measures are recommended:

- Off-road heavy-duty diesel equipment with engines meeting the CARB Tier 4 emission standards if available or Tier 3 emission standards should be used to the maximum extent feasible.
- On-road heavy-duty equipment with model year 2010 engines or newer should be used to the maximum extent feasible.
- Diesel powered equipment should be replaced by electric equipment whenever feasible. Electric auxiliary power units should be used to the maximum extent feasible.
- Equipment/vehicles using alternative fuels, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel, should be used on-site where feasible.
- Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- All construction equipment shall be maintained in tune per the manufacturer's specifications.
- The engine size of construction equipment shall be the minimum practical size.
- The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.
- Construction truck trips should be scheduled during non-peak hours to reduce peak hour emissions whenever feasible.
- Proposed truck routes should minimize to the extent feasible impacts to residential communities and sensitive receptors.
- Construction staging areas should be located away from sensitive receptors such that exhaust and other construction emissions do not enter the fresh air intakes to buildings, air conditioners, and windows.

**PLAN REQUIREMENTS AND TIMING:** Prior to grading/building permit issuance and/or map recordation, all requirements shall be shown as conditions of approval on grading/building plans, and/or on a separate sheet to be recorded with the map. Conditions shall be adhered to throughout all grading and construction periods. The contractor shall retain the Certificate of Compliance for CARB's In-Use Regulation for Off-Road Diesel Vehicles onsite and have it available for inspection.

**MONITORING:** The Lead Agency shall ensure measures are on project plans and/or recorded with maps. The Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.



**From:** [Thomas Mericle](#)  
**To:** [John Ilasin](#)  
**Cc:** [Syndi Souter](#)  
**Subject:** Re: FW: Surfliner Inn; IDAG; #23-2254-DP/CUP/TPM/CDP/ARB  
**Date:** Wednesday, September 27, 2023 5:08:00 PM

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**\*\*EXTERNAL EMAIL\*\***

**CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.**

John,

Here are my comments on the Surfliner Inn Project and Traffic Study.

**Traffic Study:**

- Project description does not match the new project application including the project size, and parking space numbers.
- Parking analysis should use the ULI rates to be consistent with the Downtown Parking Study and Draft Downtown Parking Management Plan. Showing both rates in the report may end up being confusing for the public. In addition, the use of a 50% demand rate rather than 85% demand rate is not consistent with standard parking analysis in my experience (I also confirmed with two other parking professionals) and definitely not for a project of this type in this downtown environment.
- Existing + Project parking demand was only evaluated for weekday. A weekend analysis should also be included since that is the highest parking generation for the project and the greater downtown area and will better represent the impacts and help with a reasonable solution.
- The project should consider a weekend or peak seasonal parking demand valet parking program.
- The parking analysis should show how the project phasing will impact the parking, not just looking at existing and post project.

**Project Site Plan:**

- Site plan shows longer-term secured bike storage for employees and hotel customers. Will there be any bike rack(s) for short-term customers of the visitors center and cafe?
- Sidewalk width of 5th Street is currently only 5-feet. Should consider widening to 6-foot min, 8-foot preferred.
- Access Ramp on corner of Carpinteria Ave and 5th Street needs to be brought up to current City and ADA standards.
- Existing 45-space parking lot will need to be closed for construction of project drainage and stormwater facility for period of time. How does that affect parking? Will the staging of construction need to be dictated be to minimize the parking impact?

Let me know if you have any questions.

Thanks,

**Tom Mericle**

City of Carpinteria

Contract Traffic Engineering Services

On Sep 25, 2023 at 9:59 AM -0700, Thomas Mericle <tom@tkm-engineering.com>, wrote:

John,

I will be reviewing the traffic and parking study as well as the general project site plans and providing comments to you by the end of this week. I will bill this time separately so it can be charged against the development.

Let me know if you have any further instructions or details on the project.

Thanks,

**Tom Mericle**

City of Carpinteria

Contract Traffic Engineering Services

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**From:** Syndi Souter <SyndiS@carpinteriaca.gov>

**Date:** Thursday, September 14, 2023 at 12:58 PM

**To:** Brian King (Brian@cvwd.net) <Brian@cvwd.net>, 'CEQAGroup@sbcapcd.org' <CEQAGroup@sbcapcd.org>, Dan Chepley <DanC@carpinteriaca.gov>, Danielle Rose <danielle@cvwd.net>, Erin Maker <erinm@carpinteriaca.gov>, FirePrevention <FirePrevention@csfd.net>, Engineering Tech <Engrtech@carpinteriaca.gov>, John Ilasin <JohnI@carpinteriaca.gov>, Lance Lawhon (lancel@carpsan.com) <lancel@carpsan.com>, Michael LoMonaco (m.lomonaco@csfd.net) <m.lomonaco@csfd.net>, Spencer Seale <spencer@cvwd.net>, Todd Jenkins (T.Jenkins@csfd.net) <T.Jenkins@csfd.net>, vsemonsen@gmail.com <vsemonsen@gmail.com>, Hiromi Dugan <hiromi.dugan@sbcphd.org>, Christopher Vandrey <cvandrey@mnsengineers.com>, Thomas Mericle <tom@tkm-engineering.com>

**Subject:** Surfliner Inn; IDAG; #23-2254-DP/CUP/TPM/CDP/ARB

Good afternoon,

Please see the Dropbox link below for the Surfliner Inn application package.

CARPINTERIA-SUMMERLAND FIRE PROTECTION DISTRICT  
FIRE PROTECTION CERTIFICATE-PLANNING APPLICATION (FPC-P)

INSTRUCTIONS: Submit completed form to the City of Carpinteria Building and Safety. Prior to Building & Safety approval, submitted plans will be forwarded to the Carpinteria-Summerland Fire Protection District for review. Payment shall be made to: Carpinteria-Summerland Fire Protection District prior to FPC review. The application fee of \$343.00 must be paid by credit card, check or money order made out to the Carpinteria-Summerland Fire Protection District. Payment shall be made on line or at: 1140 Eugenia Place, Suite A, Carpinteria, CA 93013. The Fire District then will review the submittal and email a Letter of Condition to the City of Carpinteria and to the Applicant.

PLANNING NUMBER: \_\_\_\_\_

DATE: 9-13-2023

1. Applicant: 499 Linden Managers, LLC

Phone: (805) 570-5255

Mailing Address: 1072 Casitas Pass Road, 172

Email: 499lindenllc@gmail.com

City/ State/ Zip Code: Carpinteria, CA 93013

2. Property Owner: City of Carpinteria

Phone: \_\_\_\_\_

Mailing Address: 5775 Carpinteria Avenue

Email: \_\_\_\_\_

City/ State/ Zip Code: Carpinteria, CA 93013

3. Project Address: 499 & 399 Linden Ave

APN: 004-105-011 & -026

4. Project Description: A 36-room, 2-story hotel and a new 83-space parking lot.

5. Existing square footage: (include non-habitable space): 30,000 parking lot/32,025 vacant lot

6. Does existing building have a fire sprinkler system? YES ☐ NO ☐

7. Square footage of new construction, remodel, and alterations 28,075 building(s)

(including non-habitable space)

8. After project completion, will hazardous or flammable materials be on the premises?

YES ☐ NO ☒ If yes, describe fully \_\_\_\_\_

9. Describe project water source for fire protection (water district, private water co., etc.)

Carpinteria Valley Water District

I HEREBY CERTIFY THAT THE ABOVE IS TRUE AND CORRECT AND THE PROJECT DESCRIBED SHALL COMPLY WITH ALL APPLICABLE DEVELOPMENT STANDARDS AND CODES.

499 Linden Managers, LLC  
Applicant name (print)

Applicant signature

Fire District Use Only

Approved with attached conditions!

Approved ☐

Date: 10/3/2023

Signed

Comments: \_\_\_\_\_



# CARPINTERIA ~ SUMMERLAND FIRE PROTECTION DISTRICT

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## 499 Linden Ave Carpinteria CA 93013, September 14, 2023

Location	34.396318, -119.522495
Status	■ Planning Complete
Submittal Date:	September 14, 2023
Project Address/Location:	499 Linden Ave Carpinteria CA 93013
APN:	004-105-011 & 004-105-026
Project Description:	28,075 sf hotel and parking lot
Applicant:	499 Linden Managers LLC. (Whitt Hollis)
Applicant Address:	1072 Casitas Pass Road Carpinteria CA 93013
Applicant Phone Number:	805-570-5255
Applicant Email:	499lindenllc@gmail.com
Submittal Type:	Planning

### Planning/Conceptual Design

Date Review Completed:	October 3, 2023
Permit Number:	23-2254-DP/CUP/TPM/CDP/ARB
Planner:	Syndi Souter
Plan Checker:	Michael LoMonaco
Actions Taken:	Letter sent

### PROJECT CONDITIONS:

#### Access Requirements:

All required access ways (public or private) shall be installed and made serviceable prior to vertical construction or stacking of lumber for construction, or storage of combustible materials.

Access ways shall be extended to within 150 feet of all portions of the exterior walls of the first story of any building. The Fire Marshal may extend this length for sprinklered structures.

A minimum of 13 feet 6 inches of vertical clearance shall be provided and maintained for fire apparatus.

Building address numbers shall be visible from the street. Numbers shall be a minimum 4" high 1" stroke on a contrasting background for residential structures. 8" high 2" stroke minimum on commercial structures.

**"Community First"**

1140 Eugenia Place, Suite A • Carpinteria, California 93013 • (805) 684-4591



# CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

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Fire lane identification shall comply with the current CSFPD Development Standards.

Application for address changes or additional addresses shall be submitted to CSFPD Fire Prevention Bureau.

Additional Comments:

Fire lane plan to be included at building permit submittal.  
Fire Department accessible path required along the South side of the structure.

## **Water Requirements:**

Fire hydrants capable of supplying the required fire flow for fire protection shall be provided for all buildings or portions of buildings which have been or are hereafter constructed within this project.

A current fire flow form shall be submitted to Carpinteria-Summerland Fire Protection District. Contact the Carpinteria Valley Water District to schedule having the test performed.

Additional Comments:

The location of the FDC may require an additional fire hydrant to be installed on Linden Ave.  
Underground fire line plans to be a deferred submittal to CSFPD.

## **Fire Protection Systems Requirements:**

All new buildings and structures shall be protected by an approved automatic fire sprinkler system.

FDCs shall be located within 150' of a fire hydrant capable of providing the required fire flow.

Prior to installation plans for the proposed fire sprinkler system shall be designed by a qualified person and submitted to this office for approval.

A fire alarm or sprinkler monitoring system shall be installed or modified. Prior to installation plans for the system shall be designed by a qualified person and submitted to this office for approval.

Multi-station fire alarm devices shall be provided such that all occupants will be notified in the event of a fire. State Fire Marshal approved interconnected smoke detectors must be installed in accordance with the California Fire Code and Santa Barbara County Code.

Smoke detectors and carbon monoxide alarms must be installed in all residences in accordance with the current National Electric Code Per the provisions of the California Building and Fire Codes.

Prior to occupancy all alarm systems that are monitored shall be tested.

Installation or modification of a commercial hood requires plans to be submitted to CSFPD prior to work. System shall be tested prior to occupancy.

**"Community First"**

1140 Eugenia Place, Suite A • Carpinteria, California 93013 • (805) 684-4591



# CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

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Prior to occupancy portable fire extinguishers shall be mounted such that the maximum travel distance from any area will meet the standard or be less than 75 feet.

## **Additional Requirements:**

Illuminated exit signs and emergency exit lighting shall be provided in accordance with the provisions of the current California Fire Code.

Roof access shall be provided in accordance with the provisions of the Carpinteria City Municipal Code Section 8.24.070.

Any future changes including further division, intensification of use, or increase in hazard classification may require additional conditions in order to comply with applicable fire district development standards.

## **Additional Comments:**

All buildings shall comply with the current California Fire Code section 510 Emergency Responder Communication Coverage.

## **Fees:**

Pursuant to County ordinance Chapter 15 & Carpinteria Municipal Code Chapter 8.26 Section 8.26.030 - Imposition of fire protection mitigation fees: The applicant will be required to pay a fee for the purpose of mitigating the increased fire protection needs generated by the development. The amount of the fee is as follows:

G. 2023 Commercial Lodging Development. A fee of \$2042.11 per Lodging Unit will be assessed on all new Commercial Lodging development.

H. 2023 Retail/Service/Office Use Development. A fee of \$4.56 per square foot of floor space will be assessed on all new Retail/ Commercial/ Office Uses development.

## **Comments:**

Total development impact fees based on 2023 fee schedule:  
\$100,090.72

Fee schedule to be determine prior to building permit issuance.

PURSUANT to CSFPD Ordinance 2019-01 imposition of fire protection fees for service: The applicant may be required to pay fees for additional plans reviews and/ or additional field inspections. The amount of the fee is as follows: A. Two Hundred Twenty-Four (\$224.00) Dollars for Additional Plan Review Fees will be assessed as additional plan reviews are completed. B. Two Hundred Ten (\$210.00) Dollars per hour for Field Inspections will be assessed for additional inspections.

Checks shall be made payable to: Carpinteria-Summerland Fire Protection District (CSFPD) and delivered to Fire District Headquarters at 1140 Eugenia Place, Suite A Carpinteria, California 93013. Money orders and cashiers' checks will be accepted. Cash payment will not be accepted. Credit and debit cards can be used online. The link can be found at [Carpfire.com](http://Carpfire.com)

**"Community First"**

1140 Eugenia Place, Suite A • Carpinteria, California 93013 • (805) 684-4591





# CARPINTERIA ~ SUMMERLAND FIRE PROTECTION DISTRICT

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Inspector's Signature

Signed 10/3/2023, 3:18:06 PM PDT

The above conditions apply to this project as submitted. Future changes including, but not limited, to further division, intensification of use, or increase in hazard classification, may require additional conditions in order to comply with applicable development standards in effect at the time of the change. If you have questions please do not hesitate to contact this office at (805) 684-4591

**"Community First"**

1140 Eugenia Place, Suite A • Carpinteria, California 93013 • (805) 684-4591



5300 Sixth Street  
Carpinteria, CA 93013

**CARPINTERIA**  
Sanitary District

Phone (805) 684-7214 · Fax (805) 684-7213

October 5, 2023

Ms. Syndi Souter  
City of Carpinteria  
5775 Carpinteria Avenue  
Carpinteria, California 93013

Subject: 23-2254-DP/CUP/TPM/CDP/ARB  
The Surfliner Inn  
399 & 499 Linden Ave (APN 004-105-011 &-026)

Dear Ms. Souter:

Thank you for the opportunity to provide comments on the subject project. The District offers the following comments to provide the applicant with direction and information related to the provision of sanitary sewer service for the proposed development. The project is to remove a portion of the existing parking lot and construct a new 36-room hotel and restaurant. The District has the following comments:

- All sewer improvements shall conform to approved District construction standards for materials and methods.
- A sewer construction permit is required for any and all work on the building sewer and lateral sewer that will serve the buildings. The permit shall be procured and applicable fees paid prior to issuance of Building Permits. During the construction phase, it is the applicant's and contractor's responsibility to notify the District of any sewer improvements or modifications not noted on the approved plans.
- The restaurant will be required to have a grease-management device sized in conformity with the current unified plumbing code (UPC) and approved by the District. The grease-management device should be located where it is accessible and easily serviced.
- Development Impact Fees (DIF) for the proposed project will be required. The proposed 36-room Inn and Restaurant has an estimated DIF fee of **\$137,932.58**. The fees will be determined when the District reviews the finalized construction plans.
- District sewer service charges (SSCs) are collected through the County of Santa Barbara property tax rolls on an annual basis. Prior to obtaining a Certificate of Occupancy, the applicant shall pay District applicable SSCs due for the period between building occupancy and the following June 30<sup>th</sup> for each new EDU being served. The estimated SSC for the proposed 36-room Hotel is **\$20,631.07**



Thank you again for the opportunity to provide feedback on this project. Please do not hesitate to contact me if you have any questions or need additional information regarding sewer service requirements. I can be reached at (805) 684-7214 extension 13 or by email at [lancel@carpsan.com](mailto:lancel@carpsan.com)

Sincerely,

CARPINTERIA SANITARY DISTRICT

*Lance Lawhon*

Lance Lawhon  
Engineering Technician