

# The Surfliner Inn

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 a Development Plan, Coastal Development Permit, Conditional use Permit, Tentative Parcel Map, and Architectural Review Board approvals for:

- a mixed-use project consisting of 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 93-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 commercial/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 10 to 11 permanent new local jobs (11 on weekdays and 10 on weekends) 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), bar event space, pool, and spa
- commercial/visitor center
- manager's unit
- office and break room
- bike storage.
- 93-space surface parking lot with public restrooms, and
- coastal trail improvement

## Structural Development

The Project proposes approximately 28,075 SF 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:	15,111
Second Level:	13,180

The first level includes: 17 guest rooms and decks: averaging 397 SF; lobby: 1,293 SF; café/restaurant, including patio and back of house (open to the public): 2,431 SF; manager's unit: 567 SF; visitor center: 245 SF (open to the public); two storage rooms; averaging 231 SF; back of house: 204 SF; bike storage: 236 SF; and mechanical room: 204 SF.

The second level includes: five junior suites with decks: averaging 701 SF; fourteen guest rooms with decks: averaging 397 SF; mechanical attic for the café: 741SF; and public restrooms for the public and hotel guests only.

The roof level includes a bar area: 1,280 SF ; bar event space: 2,000SF; guest lounge: 310 SF; and pool, spa, and deck: 1,865 SF. <sup>1</sup>

**Parking**

Parking Lot #4, a new 93-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 30,000 SF hotel site.

The forty-six parking spaces currently located west of the proposed 30,000 SF hotel site shall remain for a total of 142 parking spaces.

The Project includes thirty bicycle storage and parking spaces. It will also provide twenty-five 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 by the existing western access at Fifth Street and Elm Avenue. Parking Lot #3's eastern access will shall be removed.

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

**Grading**

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

	Cut (CY)	Fill (CY)	Export (CY)
Hotel Site	340	330	10
Parking Lot #4	820	30	790
<b>Total</b>	1,160	360	800

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<sup>1</sup> All square footages are approximate.

## Events

The rooftop bar and event space will provide an area for gatherings and events.

## 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 (50,000 SF) 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 (84,071 SF) 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)

Previously submitted September 13, 2023.

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 Pacific conducted a geotechnical investigation of the Project parcels, and their findings are incorporated into the design of the accompany Project plans. Their Engineering Geology and Geotechnical Engineering Report dated November 17, 2023, and revised November 22, 2023, is enclosed.

## **Public Services**

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

The CVWD's January 22, 2023, Intent to Serve Letter is enclosed.

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

This September 13, 2023, application submittal included the Carpinteria-Summerland Fire Protection District Fire Protection Certificate Planning Application.

## **Traffic and Parking**

Associated Transportation Engineers' Updated Traffic and Parking Study dated May 6, 2024, is enclosed.

## **Additional Studies**

The City's October 13, 2023, Determination of Application Incompleteness requested the application be resubmitted with studies of noise and air quality and greenhouse gas emission. Enclosed, please find DUDEK's:

- May 7, 2024 Noise and Vibration Technical Memorandum, and
- July 30, 2024, Air Quality and Greenhouse Gas Emissions Technical Memorandum.

Also enclosed is Stone Archaeological Consulting's Phase 1 Archaeological Resources Report, dated January 2024.

## **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.