

City of Carpinteria
City Council Special Meeting Agenda
Monday, November 29, 2021
Council Chamber, 5775 Carpinteria Avenue

5:30 p.m. Special Meeting
In-Person and Virtual Participation Options

IN RESPONSE TO THE GOVERNOR'S ISSUANCE OF EXECUTIVE ORDER N-07-21, WHICH FORMALLY RESCINDED CALIFORNIA'S STAY-AT-HOME ORDER ISSUED LAST IN MARCH 2020, EXECUTIVE ORDER N-08-21, AND SANTA BARBARA COUNTY HEALTH OFFICER ORDER 2021-10.3, THE CITY OF CARPINTERIA HAS MADE THE DECISION TO PROVIDE BOTH IN-PERSON AND VIRTUAL ATTENDANCE AND PARTICIPATION OPTIONS AVAILABLE FOR THIS MEETING.

To minimize the potential spread of the COVID-19 virus, the County of Santa Barbara is requiring all individuals to wear face coverings while inside City Council Chambers, regardless of vaccination status.

Attendance/Viewing Options:

- Attend the in-person meeting in City Council Chambers at City Hall (5775 Carpinteria Ave.) Please note that, per Health Officer Order 2021-10.3, the County of Santa Barbara requires all individuals to wear face coverings while indoors, regardless of vaccination status.
- View the meeting live through the City's website (<https://carpinteria.ca.us/city-hall/agendas-meetings>) on your computer, tablet or smartphone.
- View the meeting on Government Access Television Channel 21 (broadcast live and rebroadcast on the Wednesday and the Saturday following the meeting at 8:00 p.m. and 5:00 p.m., respectively).
- Call 669-900-9128 (and enter Webinar ID 889 0390 2262) to listen to the meeting on your phone.
- Join the City's Zoom webinar from your computer, tablet, or smartphone by [CLICKING HERE](#). Alternatively, you can join the Zoom webinar by logging on to www.zoom.us, downloading the application, selecting "Join Meeting", and entering Webinar ID 856 0241 7145.

Public Comments

- Provide a live public comment during the in-person meeting in City Council Chambers at City Hall (5775 Carpinteria Ave.). Please note the City has the discretion to limit the speaker's time for any meeting or agenda matter. Typically, the practice has been 3 minutes per speaker on each item. Regardless of

vaccination status, individuals providing in-person public comment are required to wear face coverings while inside the City Council Chambers, including while providing public comment. If you fall under the exemption criteria for wearing a face covering indoors per Health Officer Order 2021-10.3, the City strongly recommends you provide public comment through one of the alternative means provided below.

- Coordinate with the City Clerk to provide a live public comment (as either a general public comment or on a specific agenda item) by phone by sending an email to PublicComment@ci.carpinteria.ca.us by **12:00 P.M. on the day of the meeting** and including the following information in your email: (1) the meeting date and agenda item (number and title) on which you wish to speak, (2) your full name, (3) your call back number and area code. During public comment on the agenda item specified in your email, City staff will make every effort to contact you via your provided telephone number so that you can provide public comment telephonically. Please note the City has the discretion to limit the speaker's time for any meeting or agenda matter. Typically, the practice has been 3 minutes per speaker on each item.
- Provide a live comment through the City's Zoom webinar platform (through the link provided above). To make public comments through this platform please use the "raise your hand" feature to notify staff that you would like to make a public comment during designated public comment times. Once it is your turn to provide a public comment, staff will unmute your microphone and you will be given a designated amount of time to provide your comment (typically, the practice has been up to 3 minutes per speaker on each item). At the end of your comment, staff will once again mute your microphone.
- Submit a written comment (as either a general public comment or on a specific agenda item) to be distributed to Council Members by **12:00 P.M. on the day of the meeting** by either submitting your comment via (1) email to PublicComment@ci.carpinteria.ca.us, or (2) the **eComment** link on the City's agenda website (<https://carpinteria.ca.us/city-hall/agendas-meetings>). Please reference the agenda item to which your comment pertains. Note that written comments will not be read into the record during the meeting.

Please note that the City will make every effort to make the meeting accessible virtually; however, if one of the above virtual attendance/viewing or public comment options is unavailable due to technological issues, you are invited to take advantage of one of the other participation options outlined above (including attending and providing public comment in-person in the City Council Chambers). Additional options may be made available at the meeting.

Additionally, as the situation with COVID-19 continues to evolve, the City will provide updates on any changes to this policy as soon as possible. The public is referred to the City's website at www.carpinteria.ca.us for the latest COVID-19 policies and

information. The City of Carpinteria thanks you in advance for taking all precautions to prevent spreading the COVID-19 virus.

Also, please note that Spanish interpretation will be available at the in-person meeting (but will not be available through the City's Zoom webinar).

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

CITY COUNCIL BUSINESS:

The City Council will meet to discuss the following subject matter:

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

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

Staff Presenter: Matt Roberts, Parks, Recreation & Public Facilities Director

- a. Staff presentation
- b. Developer presentation
- b. Public Comment
- c. Deliberation

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

ADJOURNMENT

The next regular meeting of the City Council will be held December 13, 2021 at 5:30 p.m.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the City Clerk's Office at 755-4403 or the California Relay Service at (866) 735-2929. Notification two business days prior to the meeting will enable the City to make reasonable arrangements for accessibility to this meeting.

Materials related to an agenda item submitted to the City Council after distribution of the agenda packet are available for public review at the City Clerk's Office.

This agenda was posted on Wednesday, November 24, 2021, in the City Clerk's Office, on the City Hall Public Notices Window, and on the Internet.



City of Carpinteria

SPECIAL CITY COUNCIL AGENDA STAFF REPORT November 29, 2021

ITEM FOR COUNCIL CONSIDERATION

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

STAFF RECOMMENDATION

Action Item: X Non-Action Item:

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

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

BACKGROUND

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

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

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

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

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

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

DISCUSSION

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

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

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

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

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

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

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

POLICY CONSISTENCY

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

FINANCIAL CONSIDERATIONS

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

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

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

LEGAL AND RISK MANAGEMENT CONSIDERATIONS

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

OPTIONS

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

PRINCIPAL PARTIES EXPECTED AT MEETING

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

ATTACHMENTS

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

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


Signature


Signature

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

Attachment A

THE SURFLINER INN
CARPINTERIA, CA

sheet index	
ARCHITECTURAL DRAWINGS	
T.01	COVER SHEET, PROJECT DATA, CONCEPT RENDERING
AL.00	EXISTING SITE SURVEY (REFERENCE)
AL.01	PROPOSED SITE PLAN & SITE SECTION
AL.10	PROPOSED PLANS - FIRST & SECOND FLOOR
AL.40	PROPOSED PLANS - ROOF TERRACE PLAN
AL.01	PROPOSED EXTERIOR ELEVATIONS
AL.02	PROPOSED EXTERIOR ELEVATIONS
LANDSCAPE DRAWINGS	
L.01	CONCEPTUAL LANDSCAPE PLAN
L.02	CONCEPTUAL LANDSCAPE PLAN AT ROOF
project data	
PROJECT APPLICANT/CONTACT	400 LINDEN MANAGER, LLC 201 W. MONTECITO STREET SANTA BARBARA, CA 93101
PROJECT ADDRESS	400 LINDEN AVE. CARPINTERIA, CA 93303
APH	006185-011
LAND USE ZONE/DISTRICT	COMMERCIAL PLANNED DEVELOPMENT (CPD)
area calcs	
SITE AREA	30,000 SF
BUILDING FOOTPRINT FOOTAGE	14,944 SF
FIRST FLOOR	13,944 SF
SECOND FLOOR	1,000 SF
ROOF	30,000 SF
ROOF FLOOR	30,000 SF
GUEST ROOMS	20 ROOMS
STANDARD ROOMS	4 ROOMS
TOTAL	24 ROOMS
MANAGER'S UNIT	300 SF
CAFE	4,100 SF
vicinity map	

AB
design studio, inc.

1000 N. Highway 101, Suite 101
Santa Barbara, CA 93101
P: 805.965.1111 F: 805.965.1112
www.abdesignstudio.com

HENRY LAND SURVEYING
818 CRESTVIEW DR.
OJAI, CA 93322
T: (805) 216-8124

CJM, LA
9221 STATE STREET
SUITE 206
SANTA BARBARA, CA 93101
T: (805) 698-2120

PRINT DATE: 11/5/2021

CONCEPT 3.0
PRELIMINARY DESIGN
SCHEMATIC DESIGN PROGRESS

THE SURFLINER INN
PROJECT ADDRESS: 400 LINDEN AVE.
CARPINTERIA, CA
PROJECT APPLICANT: 400 LINDEN MANAGER, LLC
201 W. MONTECITO STREET
SANTA BARBARA, CA 93101

T.01
COVER SHEET, PROJECT DATA,
CONCEPT RENDERING



AB design studio, inc.

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

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

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

PROJECTS / VIEWS

PRINT DATE: 11/5/2021

CONCEPT 2.0

PRELIMINARY DESIGN

SCHEMATIC DESIGN PROGRESS

PROJECT NUMBER

PROJECT LOCATION

PROJECT OWNER

PROJECT ARCHITECT

PROJECT ENGINEER

PROJECT LANDSCAPE ARCHITECT

PROJECT CIVIL ENGINEER

PROJECT ELECTRICAL ENGINEER

PROJECT MECHANICAL ENGINEER

PROJECT PLUMBING ENGINEER

PROJECT STRUCTURAL ENGINEER

PROJECT TRAFFIC ENGINEER

PROJECT WATER ENGINEER

PROJECT WASTE ENGINEER

PROJECT GEOTECHNICAL ENGINEER

PROJECT ENVIRONMENTAL ENGINEER

PROJECT HISTORIC PRESERVATION

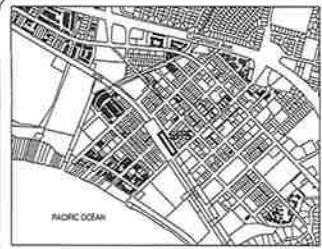
PROJECT ARCHITECTURAL HISTORY

PROJECT LANDMARKS

PROJECT MONUMENTS

PROJECT MONUMENTS

PROJECT MONUMENTS



VICINITY MAP

NOTES

ALTA Survey based on First American Title Company Preliminary Report Title No. 42016047230 dated September 12, 2018.

5-1. A letter dated July 1, 1981 executed by City of Carpinteria asessor and Carpinteria Public Improvement Corporation as lessee, recorded July 28, 1981 in instrument No. 8644116 of Official Records.

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

Flood Zone Designation Zone 3 with 0.2% annual chance flood hazard, areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile per Flood Insurance Rate Map Number 16002C 141801 dated September 28, 2018.

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

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

Total Area of Building at Ground Level within perimeter: 11,000 sq ft (11,000 sq ft)

No other evidence of existing building, building construction, or building addition within record.

No other evidence of existing building or building construction or addition.

No other evidence of existing building or building construction or addition.

No other evidence of existing building or building construction or addition.

No other evidence of existing building or building construction or addition.

No other evidence of existing building or building construction or addition.

No other evidence of existing building or building construction or addition.

No other evidence of existing building or building construction or addition.

No other evidence of existing building or building construction or addition.

No other evidence of existing building or building construction or addition.

No other evidence of existing building or building construction or addition.

No other evidence of existing building or building construction or addition.

No other evidence of existing building or building construction or addition.

No other evidence of existing building or building construction or addition.

No other evidence of existing building or building construction or addition.

No other evidence of existing building or building construction or addition.

No other evidence of existing building or building construction or addition.

No other evidence of existing building or building construction or addition.

No other evidence of existing building or building construction or addition.

No other evidence of existing building or building construction or addition.

No other evidence of existing building or building construction or addition.

No other evidence of existing building or building construction or addition.

No other evidence of existing building or building construction or addition.

No other evidence of existing building or building construction or addition.

No other evidence of existing building or building construction or addition.

No other evidence of existing building or building construction or addition.

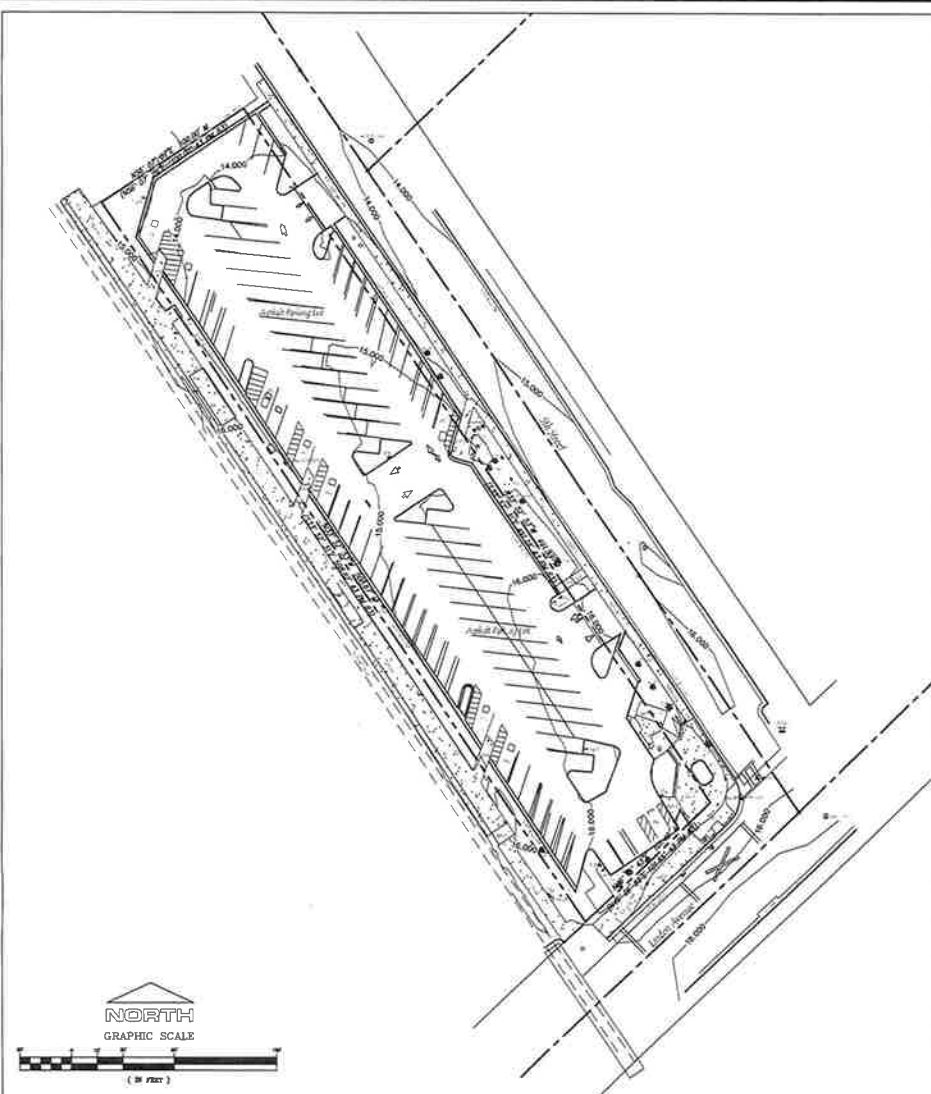
No other evidence of existing building or building construction or addition.

No other evidence of existing building or building construction or addition.

No other evidence of existing building or building construction or addition.

No other evidence of existing building or building construction or addition.

No other evidence of existing building or building construction or addition.



LEGAL DESCRIPTION

The land referred to herein below is situated in the City of Carpinteria, County of Santa Barbara, State of California, described as follows:

Parcel One of Parcel Map No. 25,143, in the City of Carpinteria, County of Santa Barbara, State of California, as shown on map filed in Book 43, Pages 62 and 63 of Parcel Maps, in the Office of the County Recorder of said County.

APN: 004-105-11

ALTA/NSPS LAND TITLE SURVEY APN 004-105-11 PARCEL 1 OF PARCEL MAP 25,143 CARPINTERIA, CALIFORNIA

To: City of Carpinteria, a municipal corporation
and First American Title Company

This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 5, 7(a), 7(b)(1), 8, 9, 10(a), 11, 14, 15, 16, 17, 18 and 19 of Table A thereof. The field work was completed on August 2, 2019.

Date: October 6, 2019



Jeremy M. Henry
Licensed Land Surveyor No. 8135
State of California (Expires 12/31/20)
619 Crestview Drive, Ojai, CA 93023
Phone: (805) 216-6124

Date of Last Revision: October 6, 2019



PROJECT NUMBER

PROJECT LOCATION

PROJECT OWNER

PROJECT ARCHITECT

PROJECT ENGINEER

PROJECT LANDSCAPE ARCHITECT

PROJECT CIVIL ENGINEER

PROJECT ELECTRICAL ENGINEER

PROJECT MECHANICAL ENGINEER

PROJECT PLUMBING ENGINEER

PROJECT STRUCTURAL ENGINEER

PROJECT TRAFFIC ENGINEER

PROJECT WATER ENGINEER

PROJECT WASTE ENGINEER

PROJECT GEOTECHNICAL ENGINEER

PROJECT ENVIRONMENTAL ENGINEER

PROJECT HISTORIC PRESERVATION

PROJECT ARCHITECTURAL HISTORY

PROJECT LANDMARKS

PROJECT MONUMENTS

PROJECT MONUMENTS

PROJECT MONUMENTS

PROJECT MONUMENTS

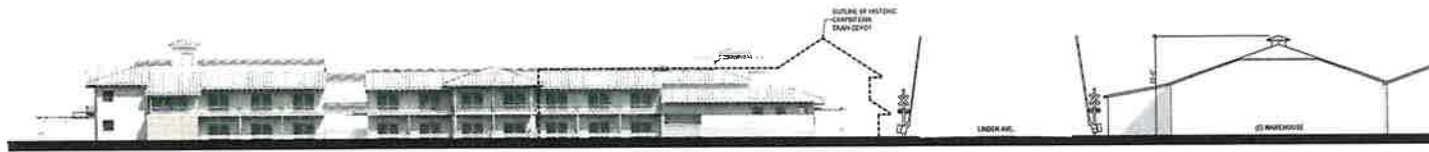
PROJECT MONUMENTS

PROJECT MONUMENTS

PROJECT MONUMENTS

PROJECT MONUMENTS

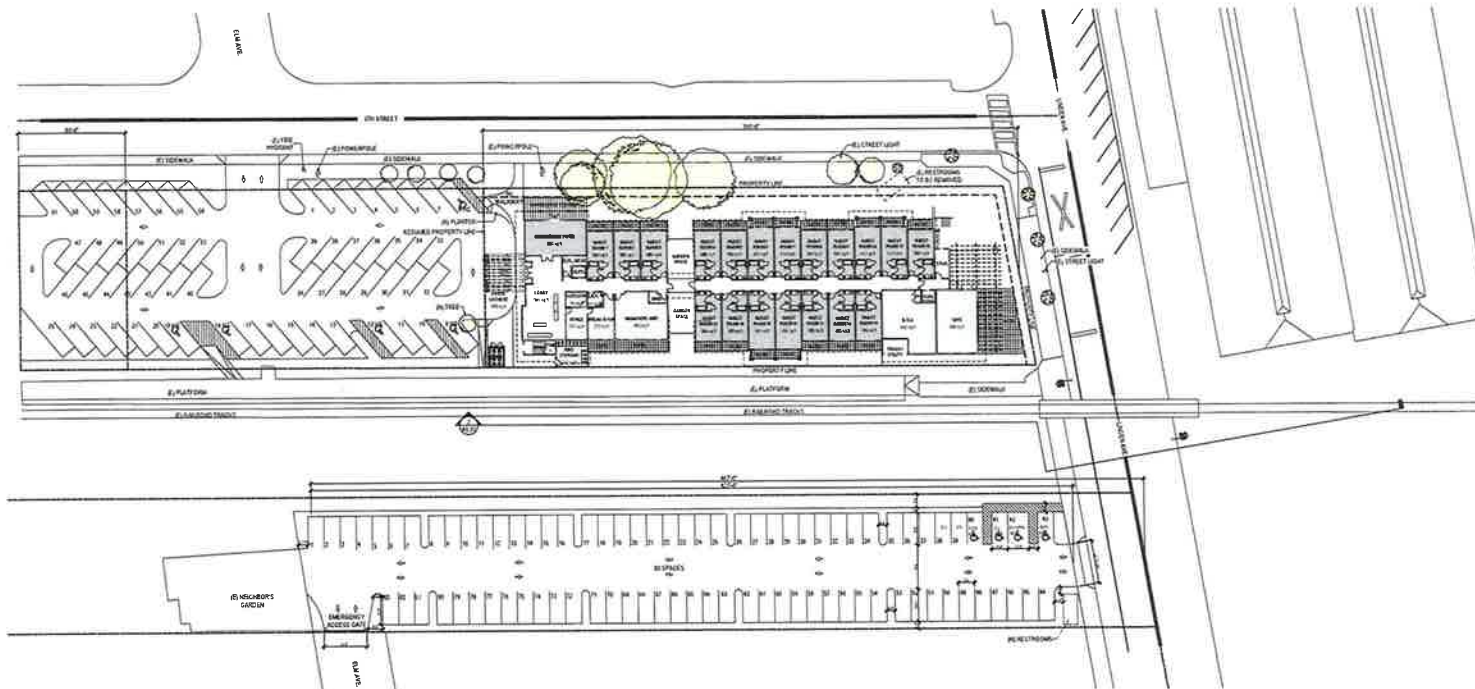
PROJECT MONUMENTS



SITE SECTION - PROPOSED DESIGN 3
SCALE 1" = 20'



SITE SECTION - PREVIOUS DESIGN 2
SCALE 1" = 20'



ARCHITECTURAL SITE PLAN 1
SCALE 1/2" = 1'-0'



AB design studio, inc.

ARCHITECTURE 31400000 DESIGN 31400000
1000 N. 10TH STREET, SUITE 200
SANTA BARBARA, CA 93101
TEL: (805) 966-1100 FAX: (805) 966-1101
WWW.ABDESIGNSTUDIO.COM

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

PROJECT ARCHITECT
CJM LA
1221 STATE STREET
SUITE 200
SANTA BARBARA, CA 93101
T: (805) 699-2120

REVISIONS

PRINT DATE: 11/5/2021

CONCEPT 3.0

PRELIMINARY DESIGN

SCHEMATIC DESIGN PROGRESS

THE SURFLINER INN

489 LINDEN AVE

CARPENTERS CA

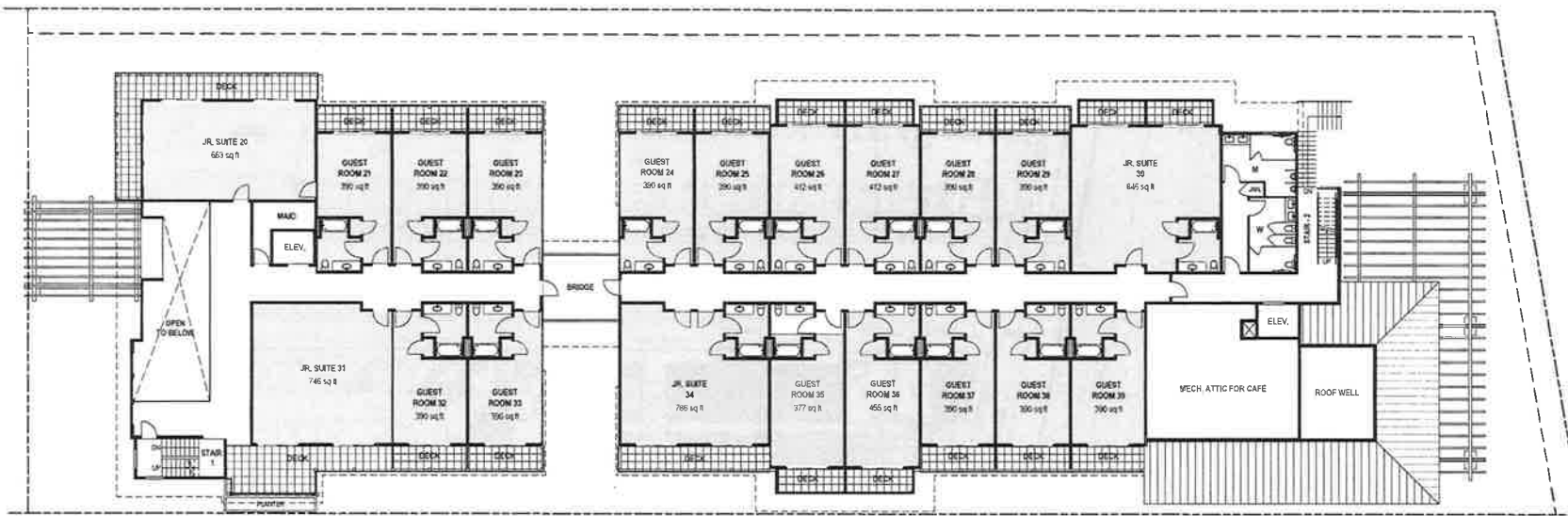
489 LINDEN AVE

30 W. MONTICELLO STREET

SANTA BARBARA, CA 93101

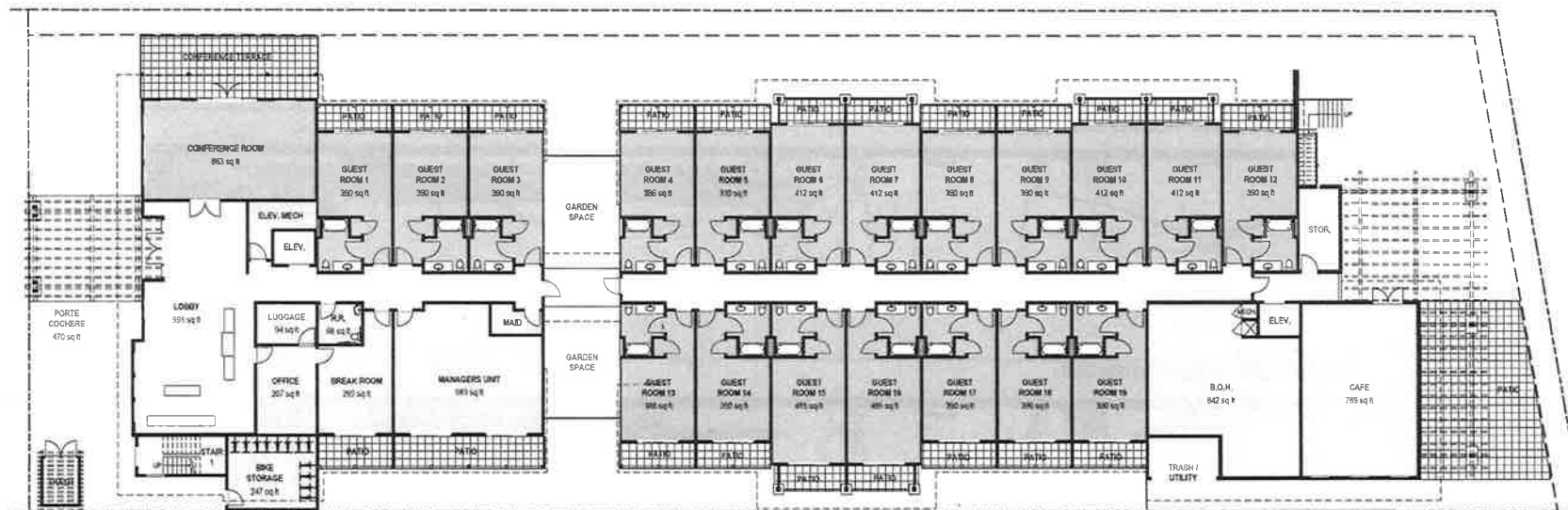
A0.01

PROPOSED SITE PLAN & SITE SECTION



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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



AB design studio, inc.

1200 S. HILL STREET
SANTA BARBARA, CA 93101
TEL: (805) 965-1100
FAX: (805) 965-1101
WWW.ABDESIGNSTUDIO.COM

PROJECT TEAM
HENRY LAND SURVEYING, INC.
819 CRESTVIEW DR.
OJAI, CA 93023
TEL: (805) 218-4124

PHOTOGRAPHS PROVIDED BY
CJM LA
1221 STATE STREET
SUITE 206
SANTA BARBARA, CA 93101
TEL: (805) 685-2120



CONCEPT 3.0

PRELIMINARY DESIGN

SCHEMATIC DESIGN PROGRESS

THE SURFLINER INN

439 LINDEN AVE.
CARPINTERIA, CA

439 LINDEN MANAGERS, LLC
20 W. MONTEZUMO STREET
SANTA BARBARA, CA 93101

A1.10

PROPOSED PLANS, FIRST & SECOND FLOOR

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



AB design studio, inc.

ARCHITECTS • INTERIORS • EXTERIORS • LANDSCAPE ARCHITECTS
 601 N. WILSON STREET • SUITE 100 • LOS ANGELES, CA 90012
 (213) 620-0000 • FAX (213) 620-0001

WWW.ABDESIGNSTUDIO.COM

PROJECT TEAM

HENRY LAND SURVEYING
 619 CRESTVIEW DR.
 OJAI, CA 93023
 T: (805) 215-0124

CONSULTING ARCHITECT

CJM LA
 1221 STATE STREET
 SUITE 206
 SANTA BARBARA, CA 93101
 T: (805) 699-0120

REVISIONS

PRINT DATE: 11/5/2021

CONCEPT

PRELIMINARY DESIGN

SCHEMATIC DESIGN PROGRESS

THE SURFLINER INN

491 LINDEN AVE.
 CARPINTERIA, CA

491 LINDEN AVE.
 CARPINTERIA, CA

201 N. MONTECITO STREET
 SANTA BARBARA, CA 93101

A1.40

PROPOSED PLANS - ROOF TERRACE PLAN

PLAN

SCALE 3/32" = 1'-0"

1

ROOF TERRACE PLAN

SCALE 3/32" = 1'-0"

1

ROOF TERRACE PLAN

SCALE 3/32" = 1'-0"

1

ROOF TERRACE PLAN

SCALE 3/32" = 1'-0"

1

ROOF TERRACE PLAN

SCALE 3/32" = 1'-0"

1

ROOF TERRACE PLAN

SCALE 3/32" = 1'-0"

1

ROOF TERRACE PLAN

SCALE 3/32" = 1'-0"

1

ROOF TERRACE PLAN

SCALE 3/32" = 1'-0"

1

ROOF TERRACE PLAN

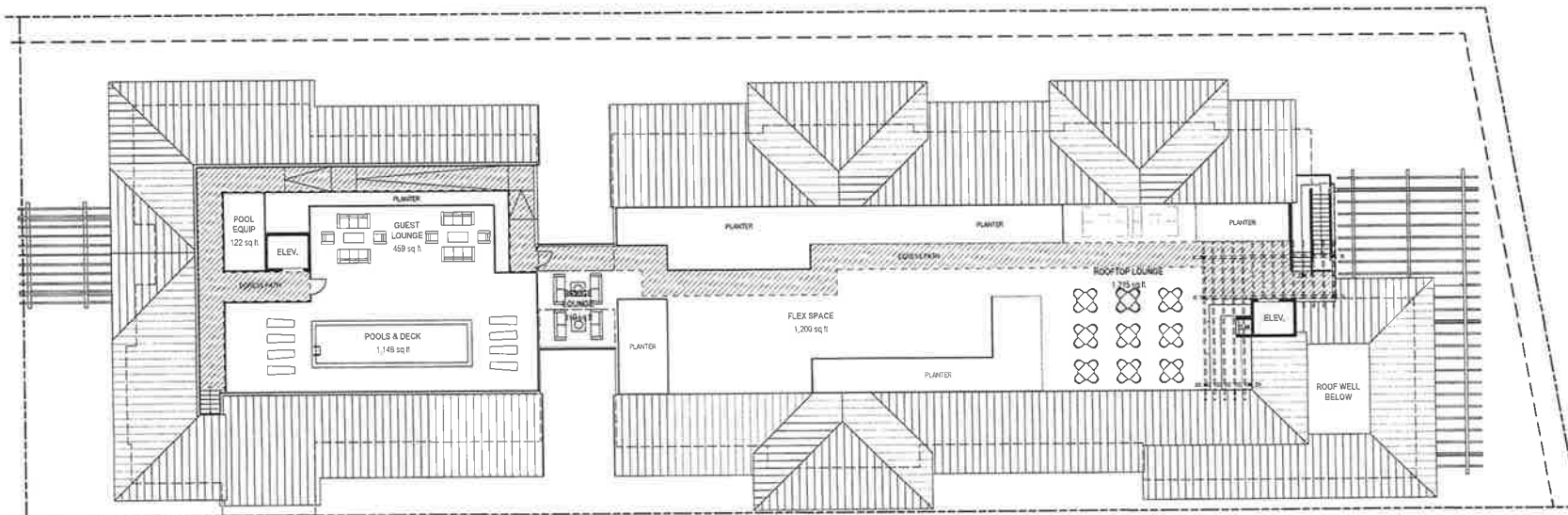
SCALE 3/32" = 1'-0"

1

ROOF TERRACE PLAN

SCALE 3/32" = 1'-0"

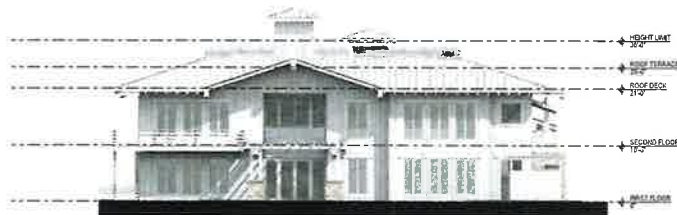
1



ROOF TERRACE PLAN

SCALE 3/32" = 1'-0"

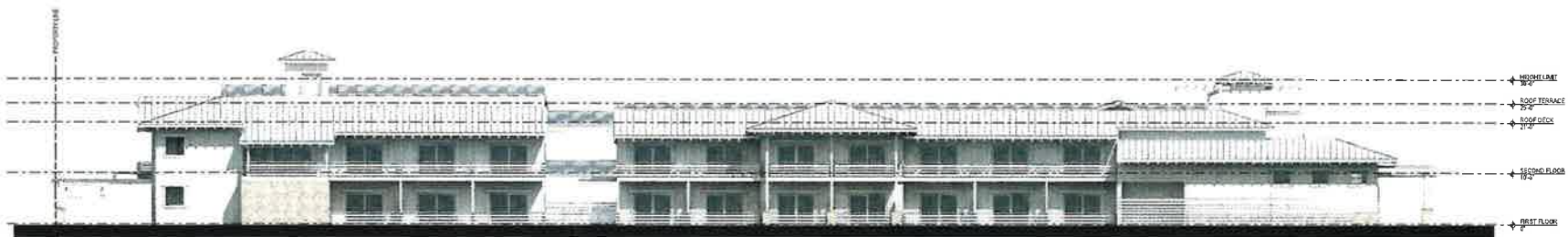




WEST ELEVATION - PROPOSED DESIGN 4
SCALE 3/32" = 1'-0"



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



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



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



AB design studio, inc.

ARCHITECTS • INTERIORS • EXTERIORS • LANDSCAPE ARCHITECTS

400 S. HALL STREET | 204 S. HALL STREET
SANTA BARBARA, CA 93101 | LOS ANGELES, CA 90017

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

1000 TOWN DR.

HENRY LAND SURVEYING
619 CRESTVIEW DR.
OJAI, CA 93023

SANTA BARBARA, CA 93101

T: (805) 216-8124

CREATIVE DIRECTOR

CJM, L.A.
1221 STATE STREET
SUITE 206

SANTA BARBARA, CA 93101

T: (805) 698-2129

REVISIONS / EDITIONS

PRINT DATE: 11/5/2021

CONCEPT 3.0

PRELIMINARY DESIGN

SCHEMATIC DESIGN PROGRESS

PROJECT NAME

THE SURFLINER INN

400 S. HALL STREET

400 S. HALL STREET

400 S. HALL STREET

400 S. HALL STREET

400 S. HALL STREET

400 S. HALL STREET

400 S. HALL STREET

400 S. HALL STREET

400 S. HALL STREET

400 S. HALL STREET

400 S. HALL STREET

400 S. HALL STREET

400 S. HALL STREET

400 S. HALL STREET

400 S. HALL STREET

400 S. HALL STREET

400 S. HALL STREET

400 S. HALL STREET

400 S. HALL STREET

400 S. HALL STREET

400 S. HALL STREET

400 S. HALL STREET

400 S. HALL STREET

400 S. HALL STREET

400 S. HALL STREET

400 S. HALL STREET

400 S. HALL STREET

400 S. HALL STREET

400 S. HALL STREET

400 S. HALL STREET

400 S. HALL STREET

400 S. HALL STREET

400 S. HALL STREET

400 S. HALL STREET

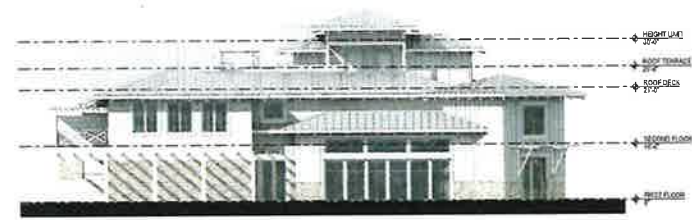
400 S. HALL STREET

400 S. HALL STREET

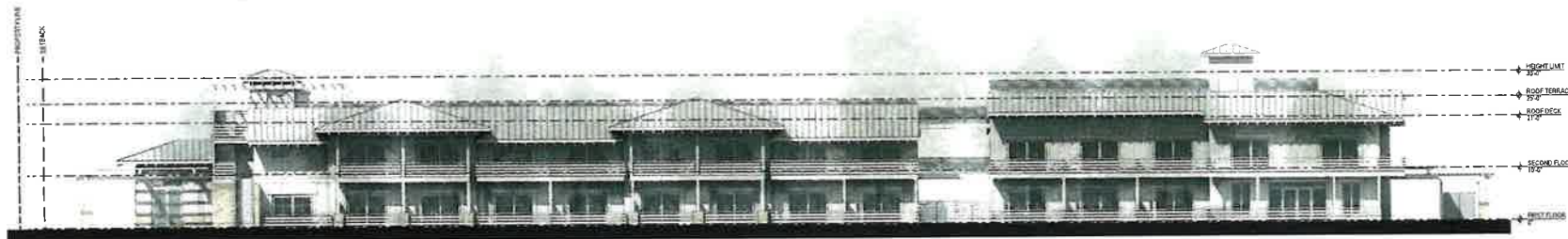
400 S. HALL STREET



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



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



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



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



AB design studio, inc.

ARCHITECTURE INTERIOR DESIGN EXTERIOR ARCHITECTURE
SUITE 200 • 1221 STATE STREET • SANTA BARBARA, CA 93101
PHONE: (805) 964-1100 • FAX: (805) 964-1101 • WWW.ABDESIGNSTUDIO.COM

PRINCIPAL ARCHITECT: JIM LA

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

PROJECT NO. 2020-001
1221 STATE STREET
SUITE 200
SANTA BARBARA, CA 93101
T: (805) 686-2120

SUBMITTAL PREVIEW

PRINT DATE: 11/5/2021

DATE: 11/5/2021

CONCEPT: 0.0

PRELIMINARY DESIGN: 0.0

SCHEMATIC DESIGN: 0.0

SCHEMATIC DESIGN: 0.0

SCHEMATIC DESIGN: 0.0

SCHEMATIC DESIGN: 0.0

SCHEMATIC DESIGN: 0.0

SCHEMATIC DESIGN: 0.0

SCHEMATIC DESIGN: 0.0

SCHEMATIC DESIGN: 0.0

SCHEMATIC DESIGN: 0.0

SCHEMATIC DESIGN: 0.0

SCHEMATIC DESIGN: 0.0

SCHEMATIC DESIGN: 0.0

SCHEMATIC DESIGN: 0.0

SCHEMATIC DESIGN: 0.0

SCHEMATIC DESIGN: 0.0

SCHEMATIC DESIGN: 0.0

SCHEMATIC DESIGN: 0.0

SCHEMATIC DESIGN: 0.0

SCHEMATIC DESIGN: 0.0

SCHEMATIC DESIGN: 0.0

SCHEMATIC DESIGN: 0.0

SCHEMATIC DESIGN: 0.0

SCHEMATIC DESIGN: 0.0

SCHEMATIC DESIGN: 0.0

SCHEMATIC DESIGN: 0.0

SCHEMATIC DESIGN: 0.0

SCHEMATIC DESIGN: 0.0

SCHEMATIC DESIGN: 0.0

SCHEMATIC DESIGN: 0.0

SCHEMATIC DESIGN: 0.0

SCHEMATIC DESIGN: 0.0

SCHEMATIC DESIGN: 0.0

SCHEMATIC DESIGN: 0.0

SCHEMATIC DESIGN: 0.0

SCHEMATIC DESIGN: 0.0

THE SURFLINER INN

485 LINDEN AVE.
CARPINTERIA, CA

485 LINDEN WALKERS LLC
251 W. MONTEFIO STREET
SANTA BARBARA, CA 93101

PROJECT NO. 2020-001

PROJECT NO. 2020-001

PROJECT NO. 2020-001

PROJECT NO. 2020-001

PROJECT NO. 2020-001

PROJECT NO. 2020-001

PROJECT NO. 2020-001

PROJECT NO. 2020-001

PROJECT NO. 2020-001

PROJECT NO. 2020-001

PROJECT NO. 2020-001

PROJECT NO. 2020-001

PROJECT NO. 2020-001

PROJECT NO. 2020-001

PROJECT NO. 2020-001

PROJECT NO. 2020-001

PROJECT NO. 2020-001

PROJECT NO. 2020-001

PROJECT NO. 2020-001

PROJECT NO. 2020-001

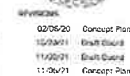
PROJECT NO. 2020-001

PROJECT NO. 2020-001

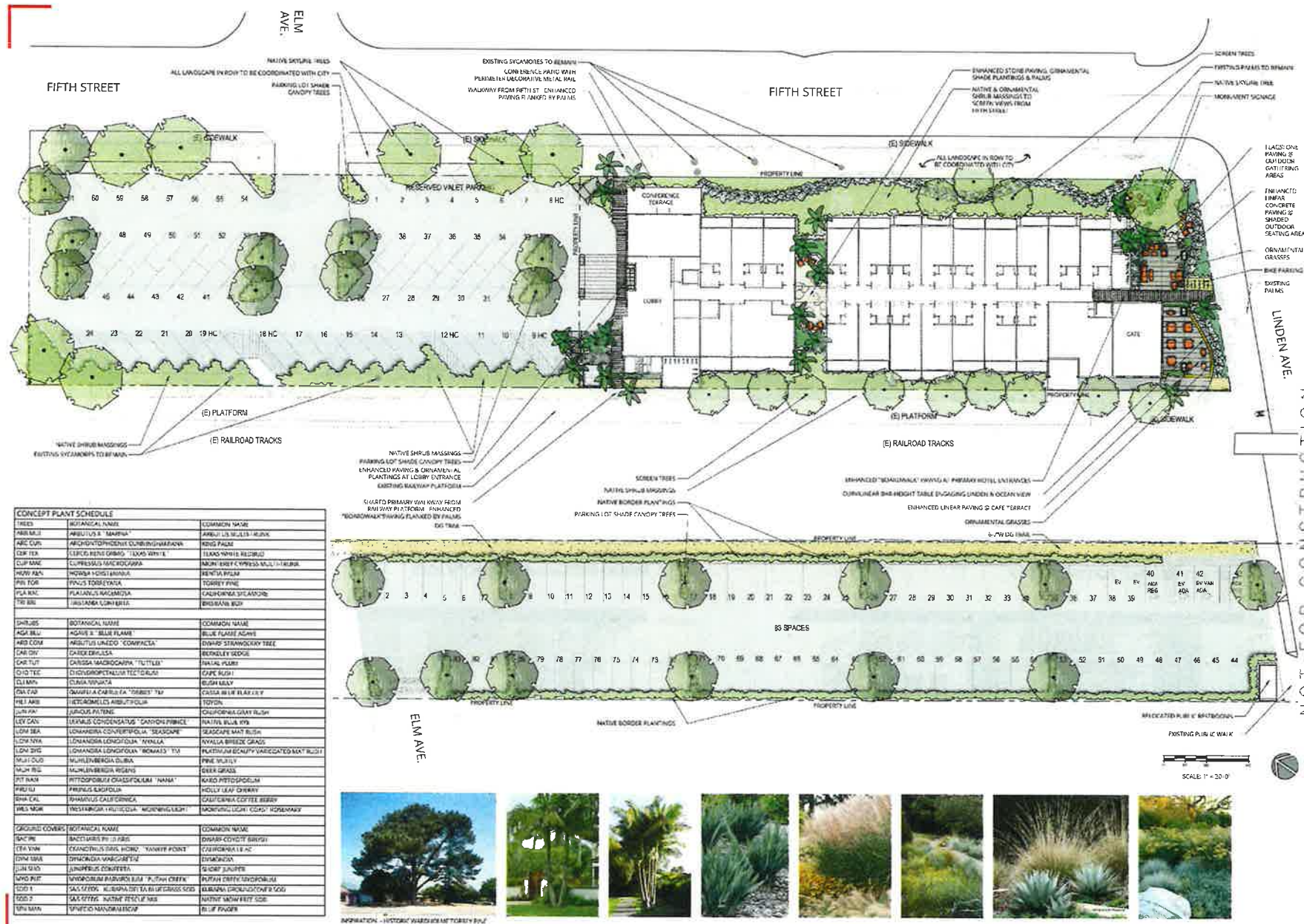
PROJECT NO. 2020-001



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



SHEET NUMBER
1-1





INSPIRATION: GATHERING AREAS



INSPIRATION: GATHERING AREAS



INSPIRATION: BOARDWALK PAVING



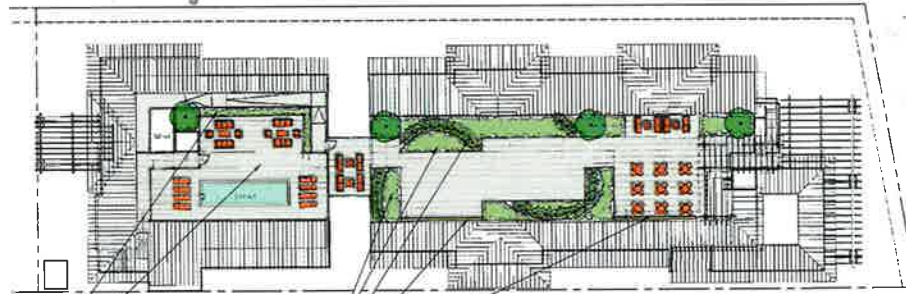
INSPIRATION: FLAGSTONE PAVING



INSPIRATION: LINEAR CONCRETE PAVING



INSPIRATION: ROOFTOP PLANTERS



RAISED ROOFTOP PLANTERS
ENHANCED LINEAR CONCRETE PAVING

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

SCALE 1" = 20'-0"

NOT FOR CONSTRUCTION



CONCEPTUAL
LANDSCAPE PLAN
@ ROOF

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



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

PROJECT NUMBER
1844
DRAWN BY
CJM
DATE DRAWN
02/06/20
SCALE
1"=20'-0"
PRINT DATE
11/30/21

SHEET NUMBER
L-2

Revised Plan Perspective Drawings

Showing the previous proposed design with trace lines



PERSPECTIVE FROM LINDEN LOOKING SOUTHWEST

DATE : 10/22/2021 PROJECT # : 19006.00

PROJECT NAME :
THE SUBLINER INN

NOTES :

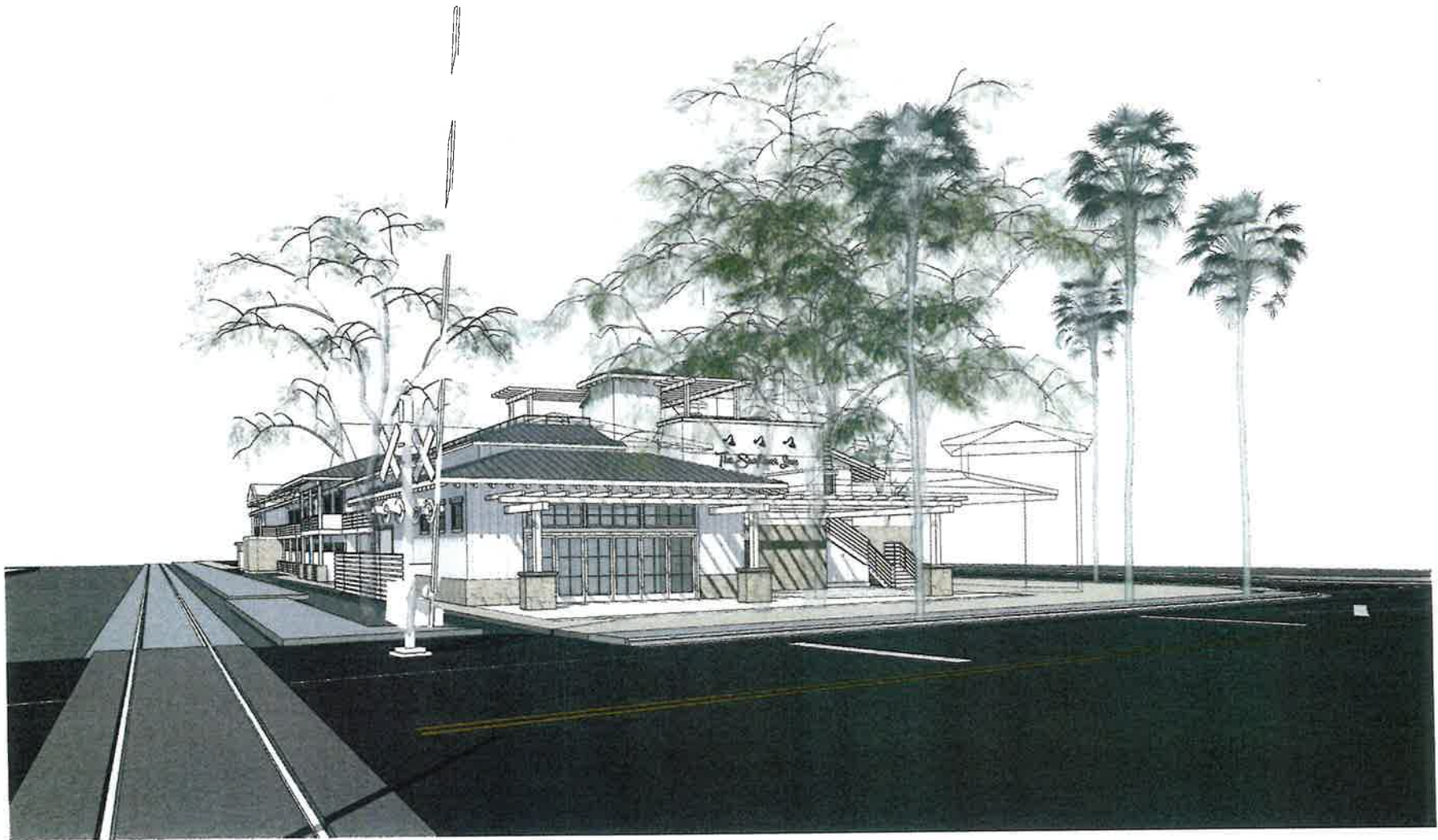
AB design studio, inc.
420 EAST HALEY STREET | SANTA BARBARA, CA 93101
P: 805.963.2100 E: INFO@ABDESIGNSTUDIOINC.COM
WWW.ABDESIGNSTUDIOINC.COM
AB DESIGN STUDIO, INC. is a limited liability company organized under the laws of the State of California. It is a professional corporation as defined by the California Professional Corporation Law (California Corporations Code, Sections 13400-13500). All rights reserved. © 2021 AB Design Studio, Inc.



design studio, inc.

SHEET

1



PERSPECTIVE FROM LINDEN LOOKING NORTHWEST

AB design studio, inc.

420 EAST HALEY STREET | SANTA BARBARA, CA 93101

P: 805.963.2100 E: INFO@ABDESIGNSTUDIOINC.COM

WWW.ABDESIGNSTUDIOINC.COM

AB DESIGN STUDIO, INC. is a professional architectural and interior design firm. We are a full-service firm, providing architectural, interior design, and landscape architecture services. Our team of professionals is dedicated to providing high-quality, innovative, and sustainable design solutions for our clients. We have a proven track record of successful projects and a commitment to excellence in every aspect of our work. Our clients include a wide range of businesses and organizations, from small startups to large corporations. We are proud to be a part of the Santa Barbara community and to contribute to the growth and development of the region. We are currently seeking talented and motivated individuals to join our team. If you are interested in a career opportunity with a leading design firm, please contact us today. We would love to hear from you.

DATE : 10/22/2021 PROJECT # : 19006.00

PROJECT NAME :

THE SURFSIDE INN

NOTES :

SHEET

2

AB design studio, inc.



PERSPECTIVE LOOKING SOUTHEAST

AB

AB design studio, inc.

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

AB design studio, inc.
 420 EAST HALE STREET
 SUITE 100
 WILSON, CA 95691
 TEL: 916.382.1000
 WWW.ABDESIGNSTUDIO.COM
 COPYRIGHT © 2021 AB design studio, inc. All rights reserved. No part of this document may be reproduced without written permission from AB design studio, inc.

SHEET

3



PERSPECTIVE LOOKING SOUTHEAST

AB

AB design studio, inc.

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

All drawings are the property of AB design studio, inc. and are not to be reproduced, copied, or used in any way without the written consent of AB design studio, inc. All drawings are the property of AB design studio, inc. and are not to be reproduced, copied, or used in any way without the written consent of AB design studio, inc.

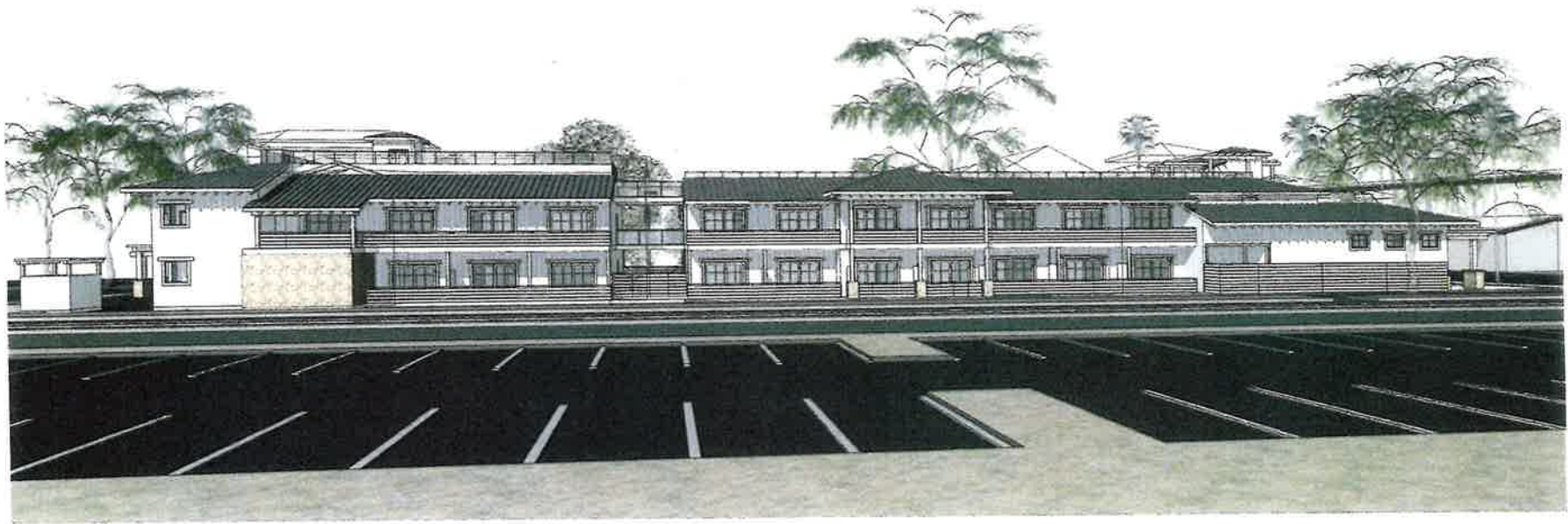
DATE : 10/22/2021 PROJECT # : 19006.00

PROJECT NAME :
 THE SURFLINER INN

NOTES :

SHEET

4



PERSPECTIVE LOOKING NORTH



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

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





PERSPECTIVE LOOKING SOUTH

DATE: 10/22/2021 PROJECT #: 19006.00

PROJECT NAME: THE SURELINER INN

NOTES:

AB design studio, inc.

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

AB Design Studio, Inc. is a professional architectural firm registered in the State of California. The information contained herein is the property of AB Design Studio, Inc. and is not to be used, copied, or reproduced in any form without the written consent of AB Design Studio, Inc. All rights reserved. © 2021 AB Design Studio, Inc.

SHEET

7

AB design studio, inc.

Surfliner Inn

Proposed Changes from Conceptual Hearing

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

Surfliner Inn

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

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

Attachment B

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

Virtual Meeting

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

CALL TO ORDER

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

ROLL CALL

City Council

Councilmembers present:

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

Planning Commissioners present:

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

Architectural Review Boardmembers present:

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

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

PLEDGE OF ALLEGIANCE

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

CITY COUNCIL BUSINESS

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

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

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

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

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

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

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

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

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

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

Speakers via Zoom: Rafael Hernandez and Julia Mayer,

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

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

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

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

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

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

Mayor Nomura opened up comment from the Planning Commissioners.

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

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

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

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

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

Mayor Nomura opened up comment from the Councilmembers.

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

Councilmember Lee noted the good design of the project.

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

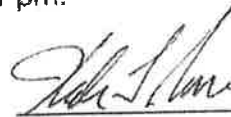
Councilmember Shaw appreciated the ability for the community to use the hotel's amenities though he noted that the hotel was too big and could be scaled down. He reported that parking would pose a problem for this project. He related that a hedge should be installed between the residential lots along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

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

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

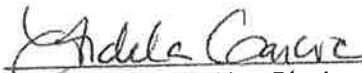
ADJOURNMENT

Mayor Nomura adjourned the meeting at 10:21 pm.



Wade T. Nomura, Mayor

ATTEST:



Fidela Garcia, City Clerk