City of Carpinteria

MAY 29, 2025
NOTICE OF PREPARATION FOR A DRAFT ENVIRONMENTAL IMPACT REPORT AND NOTICE OF SCOPING MEETING
(held in person and virtually) June 16, 2025, at 5:30 P.M.

SURFLINER INN
PROJECT NO. 23-2254-DP/CUP/CDP/ARB
499 LINDEN AVENUE
APNS 004-105-011 & 004-105-026

PURPOSE OF THIS NOTICE AND SCOPING MEETING: This Notice of Preparation (NOP) is being issued by the City of Carpinteria (City) for the above-referenced project (Project) located in the City and proposed by 499 Linden Managers, LLC. The purpose of the NOP is to advise the public and Responsible Agencies that a Draft Environmental Impact Report (DEIR) is being prepared to study the environmental impacts of the Project and to provide an opportunity for comment on the anticipated range of issues to be studied within the DEIR.

The City is the Lead Agency for the Project and has determined that a DEIR in accordance with the requirements of the California Environmental Quality Act (CEQA) and the CEQA implementation guidelines will be prepared for the Project. The City is seeking input on the scope of the topics to be addressed within the DEIR. The topics to be analyzed within the DEIR are outlined in the Section below entitled "**DEIR Scope Of Analysis**". This NOP is being circulated pursuant to California Public Resources Code section 211153(a) and section 15082 (b) of Title 14 of the California Code of Regulations ("CEQA Guidelines"), is being provided for thirty (30) days, and will serve as the baseline for environmental analysis. The NOP period is expected to commence on May 29, 2025, and will conclude on June 27, 2025.

In addition, an in-person and virtual scoping meeting will be held on June 16, 2025, at Carpinteria City Hall located at 5775 Carpinteria Avenue, Carpinteria, CA 93013 at 5:30 pm as indicated below.

PROJECT DESCRIPTION:

Surfliner Inn

The proposed hotel would be a two-story contemporary cottage-style hotel with rooftop deck and would have a building footprint of approximately 15,500 square feet, not including patios, walkways, terraces, and landscaping. The interior floor space is proposed to be 28,290 square feet in size and

contain 36 guest rooms, a manager's unit, café, visitor center, and a roof-top bar/lounge/event and swimming pool areas.

The hotel would be located on the eastern portion of existing City Parking Lot #3 (commonly known as the Amtrak Lot), which currently contains a total of 113 parking spaces and a public restroom. The area designated for the hotel would encompass the easternmost 30,000 square feet of the approximately 50,094 square foot site which is currently developed with 67 parking spaces and a public restroom building. The building's height would range from 25 – 29 feet for the main roof line, and up to 30 feet to the top of the rooftop bar trellis; with the maximum height of the highest stair/elevator tower architectural projection reaching 37 feet 1 inch in height. The main hotel entrance would be located at a porte cochère on the western side of the hotel facing the remainder of Parking Lot #3. Vehicular access to the hotel would be through City Parking Lot #3, via Fifth Street. Required parking for the hotel is proposed to be accommodated by a shared use parking arrangement (described in more detail within the parking description below).

The first floor of the hotel would be 15,110 square feet in size and would include a lobby, 17 guest rooms, a manager's unit, café/restaurant, visitor center, and administrative, storage, mechanical, trash and bicycle storage areas. Each guest room on the first floor and the manager's unit would have a private outdoor patio. The 1,111 square foot public café/restaurant is proposed to be located at the southeast corner of the site, fronting Linden Avenue, and would feature a 390 square foot outdoor dining patio area. The proposed 245 square foot visitor center would be adjacent to the café/restaurant and similarly oriented towards Linden Avenue.

The second floor of the hotel would be 13,180 square feet in size and would contain 19 guest rooms, restrooms, and storage. Each guest room and suite on the second floor would have a private balcony. The roof of the hotel would feature an open approximately 6,877 square roof terrace consisting of an outdoor rooftop bar and seating area of 1,280 square feet, an event area of 2,000 square feet, guest lounge of 310 square feet, a swimming pool area of 1,865 square feet, pool equipment room of 122 square feet, landscape planter areas of 1,292 square feet, and stairways and elevator shafts.

Staffing

The hotel is expected to require staff around the clock with 10 to 11 employees per shift, and a total of three shifts per day. The Project also includes an on-site manager's unit. The most hotel employees would be present during the morning shift, and the least hotel employees would be present during the night shift. The café/bar is anticipated to have two shifts with 7-8 employees per shift, and offer seating for 40 guests plus the additional roof-top bar and lounge area.

Parking

A total of 139 parking spaces would be provided for the Project. The proposed Project would operate under a conjunctive parking arrangement which would accommodate parking for hotel guests, hotel employees, and the general public within the reconfigured City Parking Lot #3 and the proposed City Parking Lot #4. A total of 25 electric vehicle car charging stations are proposed. The parking lots would feature both permeable and impermeable surfaces. The Project also includes a total of eighteen bicycle storage and bicycle parking spaces.

City Parking Lot #3 Reconfiguration
The remaining portion of City Parking Lot #3 ("Lot 3") not occupied by the hotel, approximately 20,094 square feet in area, would be reconfigured and would provide 46 parking spaces. The parking lot would continue to be accessed from the existing westernmost entrance from Fifth Street. A bicycle storage room attached to the hotel building would accommodate secure storage of eight bicycles for hotel guests and additional bicycle racks accommodating four bicycles would be provided for public use near the café and visitor center along the Linden Avenue frontage. Eight electric vehicle charging spaces would be provided in the reconfigured Lot 3.

New City Parking Lot #4
The proposed new public parking lot on the south side of the Union Pacific railroad (UPRR) tracks ("Lot 4") would be 55,321 square feet in area and provide 93 parking spaces, with vehicular access from Linden Avenue. Seventeen electric vehicle charging spaces would be provided. The proposed Lot 4, including the public restroom relocation, would be constructed by the City with funds provided by the developer of the proposed hotel Project. The existing public restrooms that are presently at the corner of Linden Avenue and Fifth Street would be relocated to this new parking lot facing Linden Avenue. Additional public bicycle racks accommodating six bicycles would be provided adjacent to the restroom. A locked secondary emergency access gate is proposed at the end of Elm Avenue to provide emergency vehicle access and an emergency ingress/egress route to the public parking lot and adjacent neighborhood. This parcel was acquired from the UPRR in 2013 and currently includes an informal public trail from Holly Avenue to Linden Avenue. This proposed parking lot would be constructed prior to commencement of construction for the hotel and reconfigured Lot 3 to ensure no loss of public parking during construction of the Project. A new 5-foot-wide decomposed granite public pathway is proposed along the northern boundary of the parking lot, terminating to the east at the sidewalk along Linden Avenue to replace the existing interim Linden to Holly Trail segment.

Landscaping

Landscaped areas for the proposed Project would total 28,235 square feet, comprised of the following areas:

Parking Lot 3 and Hotel Site Landscape Areas:
Onsite: 11,023 square feet (22%)
Offsite (Fifth Street and Linden Avenue Rights-of-Way): 9,255 square feet
Roof-level (raised planters on roof): 1,292 square feet

Parking Lot 4 Landscape Area:
6,665 square feet (12%)

Storm Water Improvements

The proposed Project includes a "Tier 4" storm water plan (projects with 22,500 square feet or more of impervious surfaces) which incorporates Low Impact Development (LID) measures including the use of permeable surfaces for portions of the new and reconfigured parking areas and the installation of underground retention chambers to treat and limit storm water discharge from the site.

Grading

Total grading for the proposed Project would include approximately 1,160 cubic yards of cut, 360 cubic yards of fill, and 800 cubic yards of export:

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

General Plan / Zoning

The proposed hotel site within Lot 3 is designated General Commercial (GC) on the City's General Plan/Coastal Plan Land Use Plan (GP/CLUP) Map and is located within Community Design Subarea 2: Downtown/Old Town District by the Community Design Element of the GP/CLUP and immediately abuts Community Design Subarea 2a, the Downtown Core District along Linden Avenue. The hotel site is zoned Commercial Planned Development (CPD), and is not subject to any Overlay Districts. The City acquired the parcel in 1989, with the zoning designation of CPD.

The proposed new Lot 4 site is designated Open Space/Recreation (OSR) on the City's General Plan/Coastal Plan Land Use Plan Map and is located within Community Design Subarea 1: Downtown Beach Neighborhood District of the Community Design Element of the City's General Plan/Coastal Land Use Plan. The proposed new City Parking Lot #4 site is zoned Recreation (REC), and is not subject to any overlay requirements. This parcel was rezoned from CPD to REC in 2016 as part of a city-wide consistency rezoning effort.



Land Use Map Zoning Map

Additional information, as well as a frequently asked questions (FAQ) summary is available on the City's website at https://carpinteriaca.gov/city-hall/community-development/linden-inn-project/.

PROJECT LOCATION: The project site for the Surfliner Inn is located at 499 Linden Avenue (Assessor's Parcel Number 004-105-011); the project site for Parking Lot #4 is located just southwest of the railroad tracks and northwest of 389 Linden Avenue (Assessor's Parcel Number 004-105-026) in Carpinteria, California.

CORTESE LIST: The project site for Parking Lot #4 located just southwest of the railroad tracks and northwest of 389 Linden Avenue (Assessor's Parcel Number 004-105-026) is listed as a closed leaking underground storage tank site and is on the Cortese List. Site closure means that the regulatory agency has concluded that the site does not pose a risk to the public or the environment.

DEIR SCOPE OF ANALYSIS: The DEIR will address the following key issue areas listed in CEQA Guidelines Appendix G Checklist:

Aesthetics	Hydrology and Water Quality
Air Quality	Land Use and Planning
Biological Resources	Noise
Cultural Resources	Public Services
Energy	Recreation
Geology and Soils	Transportation
Greenhouse Gas Emissions	Tribal Cultural Resources
Hazards and Hazardous Materials	Utilities and Service Systems

In addition, the DEIR will consider the following issues which are anticipated to have a less than significant finding:

Agriculture and Forestry Resources	Population and Housing
Mineral Resources	Wildfire

ENVIRONMENTAL SCOPING MEETING: The City of Carpinteria will conduct an in-person and virtual public scoping meeting to solicit comments regarding the list of topics to be studied within the DEIR. The Scoping Meeting has been scheduled as follows:

MEETING DATE AND TIME: **June 16, 2025, at 5:30 P.M.**

PLACE **Carpinteria City Hall – Council Chambers**
5775 Carpinteria Avenue, Carpinteria CA 93013

VIRTUAL LINK: https://us02web.zoom.us/j/86196112984

NOTE: The Scoping Meeting on June 16, 2025, is to answer clarifying questions and receive public comments. It is not a decision-maker meeting.

Interested people are encouraged to provide public comments during the meeting in person or virtually through the Zoom teleconference, by following the instructions listed below. Written comments may be submitted prior to the meeting by e-mailing Mindy Fogg at mindyf@carpinteriaca.gov.

TELECONFERENCE PARTICIPATION VIA ZOOM:

- Join the meeting using the link below.
- You must have audio and microphone capabilities on the device you are using to participate in the meeting.
- When you join the meeting make sure that you join the meeting with audio and follow the prompts to test your speakers and microphone prior to joining the meeting.

TO SPEAK ON THE ITEM USING ZOOM:

- Staff will first give a presentation.
- Click on the Raise Hand icon if you would like to speak.
- Staff will call your name when it's your turn to speak.
- When your name is called, you will be prompted to unmute yourself.
- When your time is up, you will be muted.

JOIN THE ZOOM TELECONFERENCE AT:

URL:	https://us02web.zoom.us/j/86196112984
Webinar ID:	861 9611 2984
Passcode:	523812
Join via audio:	+16694449171,,86196112984#,,,,*523812#

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the Community Development Department by email at lorenae@carpinteriaca.gov or by phone at (805) 755-4410 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.

ADDITIONAL PUBLIC PARTICIPATION ALTERNATIVES: Submit your comment via email at least 24 hours prior to the meeting. Please submit your comments to Mindy Fogg at: mindyf@carpinteriaca.gov. Your comments will be placed into the record and reviewed by staff.

NOTICE OF PREPARATION PUBLIC COMMENT PERIOD: The public comment period begins on May 29, 2025, and ends on June 27, 2025 (30 days). Please submit written public comments **by 5:00 p.m. on June 27, 2025**. All letters should be addressed to Mindy Fogg, Principal Planner, City of Carpinteria, 5775 Carpinteria Avenue, CA 93013 or mindyf@carpinteriaca.gov. Please limit comments to environmental issues. When possible, please use email to submit public comments.

PROJECT WEBSITE: A copy of the Notice of Preparation and Notice of Completion, as well as the full Project description and Project history, are available at the City of Carpinteria, Community Development Department at 5775 Carpinteria Avenue, Carpinteria, California 93103, or online at:
https://carpinteriaca.gov/city-hall/community-development/linden-inn-project/.

Date: 5/29/2025 Signature: _____

Nick Bobroff, Director
Community Development Department
(805) 755-4407 / nickb@carpinteriaca.gov

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