CITY OF BUELLTON

PLANNING COMMISSION AGENDA

Regular Meeting of October 2, 2014 – 6:00 p.m.
City Council Chambers
140 West Highway 246, Buellton, California

Materials related to an item on this agenda, as well as materials submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the office of the Planning Department located at 331 Park Street, during normal business hours.

CALL TO ORDER

Chair Adams

PLEDGE OF ALLEGIANCE

Commissioner Fussel

ROLL CALL

Commissioners Jason Fussel, Art Mercado, Foster Reif, Vice Chair Lisa Figueroa and Chair Craig Adams

REORDERING OF AGENDA

PRESENTATIONS

APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of August 21, 2014

PUBLIC COMMENTS

Members of the audience wishing to address the Planning Commission on matters not on the agenda may do so at this time. No action will be taken on these items at this meeting. Please state your name and address for the record. Comments should normally be limited to three minutes.

CONSENT CALENDAR

None

NEW PUBLIC HEARINGS

2. **Resolution No. 14-08 – "A Resolution of the Planning Commission of the City of Buellton, California, Approving a Final Development Plan (14-FDP-02) for the Village Senior Apartments Project Which Includes 50 Units on 2.0 Acres Located at the Northeast Corner of Highway 246 and McMurray Road, Assessor's Parcel Number 137-090-045 (portion), and Making Findings in Support Thereof"**
   - ❖ *(Staff Contact: Assistant Planner Angela Perez)*

3. **Resolution No. 14-09 – "A Resolution of the Planning Commission of the City of Buellton, California, Recommending that the City Council Approve a Final Development Plan (14-FDP-03) and Tentative Tract Map (TTM 31057) for the Village Townhomes Project Which Includes 156 Units on 9.3 Acres Located at the Northeast Corner of Highway 246 and McMurray Road, Assessor's Parcel Number 137-090-045 (portion), and Making Findings in Support Thereof"**
   - ❖ *(Staff Contact: Assistant Planner Angela Perez)*

CONTINUED PUBLIC HEARINGS

None

OTHER BUSINESS

WRITTEN COMMUNICATIONS

PLANNING COMMISSIONER COMMENTS

PLANNING DIRECTOR REPORT

ADJOURNMENT

To the next regularly scheduled Planning Commission meeting of Thursday October 16, 2014

* Please note that the date of any Planning Commission decision starts an appeal period. During the appeal period either the applicant or any aggrieved party may appeal the application of a perceived onerous or unreasonable condition or the decision itself to the City Council as governed by the applicable section of the Buellton Municipal Code.

CITY OF BUELLTON

PLANNING COMMISSION MEETING MINUTES

Regular Meeting of August 21, 2014 – 6:00 p.m.
City Council Chambers, 140 West Highway 246
Buellton, California

CALL TO ORDER

Chair Adams called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

Chair Adams led the Pledge of Allegiance

ROLL CALL

Present:	Commissioners Jason Fussel, Art Mercado, Foster Reif, Vice Chair Lisa Figueroa and Chair Craig Adams
Staff:	City Manager Marc Bierdzinski Staff Assistant/Planning Technician Clare Barcelona

REORDERING OF AGENDA

None

PRESENTATIONS

None

APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of July 17, 2014

MOTION:
Commissioner Mercado moved and Commissioner Reif seconded the motion to approve the Minutes of July 17, 2014 with a correction noted by the Planning Commission Secretary.

VOTE:
Motion passed by a 5-0 voice vote.

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

NEW PUBLIC HEARINGS

2. Housing Element Update 2015

RECOMMENDATION:
That the Planning Commission open the public hearing, take public input on the Housing Element Update and provide direction to staff regarding information to be included in the updated Housing Element.

DOCUMENTS:
Planning Department Staff Report with attachments (Housing Element Update 2015 – Estimated Timeline, Draft 2015 Housing Element, Public Meeting Notification List)

STAFF REPORT:
City Manager Marc Bierdzinski presented the Staff Report.

SPEAKERS/DISCUSSION:
Chair Adams opened the public hearing at 6:07 p.m., there being no speakers the public hearing was closed at 6:08 p.m.

The Commission discussed the proposed updates to the Housing Element and expressed support of the changes.

CONTINUED PUBLIC HEARINGS

None

OTHER BUSINESS

None

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

None

PLANNING DIRECTOR REPORT

City Manager Bierdzinski updated the Commission on the status of upcoming planning projects and recent City Council actions.

ADJOURNMENT

Chair Adams adjourned the meeting at 6:19 p.m. to the next regular scheduled meeting of the Planning Commission to be held September 18, 2014 at the City Council Chambers, 140 West Highway 246, Buellton.

_____
Craig Adams, Planning Commission Chair

ATTEST:

_____
Clare Barcelona, Planning Commission Secretary

An audio CD of this Planning Commission Meeting is available upon request.

CITY OF BUELLTON

Planning Commission Agenda Staff Report

Planning Director Review: MPB

Planning Commission Agenda Item No.: 2

To: The Honorable Chair and Commission Members

From: Angela Perez, Assistant Planner

Date: October 2, 2014

Subject: Resolution No. 14-08 – "A Resolution of the Planning Commission of the City of Buellton, California, Approving a Final Development Plan (14-FDP-02) for the Village Senior Apartments Project Which Includes 50 Units on 2.0 Acres Located at the Northeast Corner of Highway 246 and McMurray Road, Assessor's Parcel Number 137-090-045 (portion), and Making Findings in Support Thereof"

BACKGROUND

Cabrillo Economic Development Corporation, applicant, has filed an application for a Final Development Plan (14-FDP-02) to develop an affordable senior apartment complex with 50 units. The apartments would be available to individuals who are 62 years of age and older and are able to live independently. This is one of the two residential projects on the Village Specific Plan site (March 2013 version of Specific Plan provided under separate cover). The project site is located on a 2.0 acre site located at the northeast corner of Highway 246 and McMurray Road (APN 137-090-045 (portion)) (Attachment 1-Vicinity Map). The property is planned and zoned for General Commercial-Specific Plan (CR-SP) development. The project consists of the following applications:

- **Final Development Plan (14-FDP-02):** Proposal for a 50 unit senior apartment complex consisting of three buildings with 49 one-bedroom units and one two-bedroom manager's unit. A senior center is also included in one of the buildings.

The complete set of project plans is provided as Attachment 2. 3D color renderings are included as Attachment 3. Full size plans have been provided to the Planning Commission.

The Planning Commission had a preliminary review of this project on June 5, 2014. The plans have been resubmitted with changes. The major change is the project now has three buildings instead of one. The middle building is three stories and the buildings along the east and west property lines are two stories. The buildings are connected by open bridges. This allowed for open courtyards with gathering spaces between the buildings. In addition, there was a six foot high fence surrounding the building and parking lot. That fence is no longer proposed. There is a 3.5 foot high wood rail fence proposed along the north and south property lines.

The Final Development Plan is for the approval of building envelopes, site and floor plans and architectural renderings for the 50 unit apartment complex. This includes 49 one-bedroom units, one two-bedroom manager's unit, and 76 parking spaces. There are three buildings. Two of the buildings will be two stories and under the 35 foot height limit. The majority of the three story building is below the height limit of 35 feet, however the highest point is approximately 37 feet. A development plan modification is required to allow a portion of the building to be over the height limit.

The property has access on Valley Vineyard Circle, the proposed public loop road on the Village Specific Plan site. This street is to be built as part of the overall Village Specific Plan project and must be in place prior to occupancy of this project.

In addition to the apartments, a senior center with office space for senior service organizations, community garden, courtyards/gathering spaces, bike racks, and landscaped pedestrian path along the east property line are proposed.

The proposed development is subject to the requirements of the Village Specific Plan as amended by the City Council on March 28, 2013. The Village Specific Plan requires that residential projects meet the Planned Residential Development standards.

Development Standard	**Planned Residential Development (PRD) Zone Requirements and Village Specific Plan**	**Proposed Project**
Minimum Lot Size	None required	2.0 acres
Front Setback	Determined by Development Plan	68 feet
Side Setback	30 feet on east property line (Specific Plan), Determined by Development Plan (PRD)	30 feet on east, 19 feet on west
Rear Setback	Determined by Development Plan	13.5 feet
Floor Area	No maximum	N/A
Site Coverage	30% of net site area for dwellings, 50% of net site area for all buildings	24%
Height Limit	35 feet	37.08 feet
Landscaping	Landscape buffer along side and rear setbacks	Consistent
Open Space	40% of gross site area	47.72%
Parking	One Bedroom Units: 1 space per unit Two Bedroom Units: 2 spaces per unit Visitor Parking: 1 space per 5 units Senior Center: 1 space per 300 square feet Total Required: 71 spaces	76 spaces (Including 3 ADA spaces)
Density	6-25 units per acre	25 units per acre

Architecture

The architecture of the project is considered Ranch per the Community Design Guidelines. The buildings include vertical board and batten siding, stucco veneer, horizontal band windows with rustic trim, awnings, low pitched roof forms, and composition asphalt shingles on the roof. A color and material board will be provided at the Planning Commission meeting. The city's architectural review consultant, Ravatt Albecht & Associates, has provided comments on the architecture (Attachment 4). The suggestions include changing some of the colors and adding details that are mentioned in the Community Design Guidelines. Regarding landscaping, the recommendation is for the Senior Apartments project and the Townhomes Project to collaborate and consider complementary landscaping along the south property line. The following are the specific changes that were suggested:

- Add additional gable roofs. Gables should have truss or braces as the primary element.
- Add wrapping porches around buildings.
- Add detailing including dormers, chimneys, and post brackets.
- Add exposed rafter tails.
- Use other roofing materials and colors. "Dorian grey", the roof color, will create a monotone effect on such large roofs and may be interpreted as institutional. "Ivory lace" will appear white from a distance. Consider a brighter yellow color. Consider red as a dominant color on one building.
- Use color schemes for each building including roofs to further create interest and scale.
- Add dry stack stone on the senior center.
- Add deep overhangs, heavy wood beams, and exposed timber rafter tails.
- Collaborate with the Village Townhomes project to the north and use complementary landscaping along the north property line.

If the Planning Commission agrees, these items can be added to the conditions of approval.

The story poles were installed 30 days before the public hearing. Photos of the story poles are included as Attachment 5.

Signage

One monument sign is proposed at the entrance (Attachment 6). It matches the architecture of the buildings with vertical siding and stucco. It also has some plantings incorporated.

Affordable Housing/Density

The Village Specific Plan allows for residential development with 6 to 25 units per acre. This Project provides senior apartments at 25 units per acre. The Village Specific Plan requires 20% affordable housing for any residential development.

The developers of this project and the adjoining Village Townhomes project have proposed that the affordable requirements of the Village Specific Plan be satisfied through the senior housing project. The Village Townhomes project proposes 156 townhomes. A total of 206 residential units are therefore proposed on the Village Specific Plan site. Based on a 20% affordable requirement, a total of 41.2 affordable units would be required. The Village Senior Apartments would meet the affordable requirement for the entire Village Specific Plan site. The townhome project would not provide any affordable units. The Applicant will be required to enter into an Affordable Housing Agreement with the city.

In order to document the requested proposal as noted above, this project would be required to enter into the City's standard affordable housing agreement. The townhome project would include a condition that the senior housing project takes care of their affordable requirement if certain conditions are met. If not, the townhome project would be required to pay the City's affordable housing fee.

Density Bonus

This project qualifies as a density bonus project because it is 100% affordable. A density bonus project is allowed to have more units than are permitted by zoning and can have certain incentives. Incentives can include the following:

- A reduction in site development standards,
- Modification of zoning code requirements or architectural design requirements
- Allowing the Residential Project to include nonresidential uses and/or allowing the Residential Project within a nonresidential zone
- Other regulatory incentives or concessions proposed by the Developer or the city which result in identifiable cost reductions or avoidance
- Waived, reduced, or deferred planning, plan check, construction permit, and/or development impact fees (e.g., capital facilities, park, or traffic fees)
- Direct financial assistance in the form of a loan or a grant to subsidize or provide low interest financing for on or off site improvements, land or construction costs.

The Applicant has not requested any additional units. The maximum amount of units permitted in the Village Specific Plan is 25 units per acre. That is what is proposed. The Applicant has requested that covered parking, which is a requirement of the Village Specific Plan, be waived. Per the density bonus law, we are obligated to permit incentives. Staff would support the request.

Parking

Pursuant to the City's parking standards, the project is required to provide 71 parking spaces. 76 spaces are provided. The Village Specific Plan requires covered parking.

Pursuant to the density bonus regulations, the Applicant has requested that the requirement for covered parking be waived and staff supports the request.

Undergrounding of Existing Utility Poles

All new utility poles will be placed underground. The current Specific Plan does not require the developer to underground the existing utility poles along the eastern property line. The undergrounding of the existing utility poles was discussed by the City Council on July 10, 2014. The Council directed staff to investigate the undergrounding of the lines with PG&E. The Council did not require the developer to participate in the undergrounding costs.

Goals and Objectives

The following are the goals and objectives of the Village Specific Plan as it relates to the residential development. Comments in italics are those of staff.

1. To plan for land uses that will enhance the City of Buellton by accommodating the needs of the community, expanding the tax base, and providing jobs and housing.

   The proposed project provides affordable, senior apartments.

2. To provide a mix of uses that will not only relate to each other but also to adjacent land uses and depend on each other harmonious and synergistic manner.

   The project incorporates a designated pathway to the future park site adjoining this site to the south and to the townhomes adjoining this site to the north.

3. To create a site plan that provides a logical layout and integration of the various uses in order to avoid land use conflicts, to facilitate ease of interaction between uses, and to accommodate the competing needs of the pedestrian and vehicular traffic.

   Separate pathways for vehicles and pedestrians have been provided to the extent possible. Pedestrian walkways are clearly delineated by textured pavement.

4. To establish uniform standards for development on the site to ensure that future development occurs in a manner that is representative of good planning and is cohesive with the site.

   The project meets the standards of the Village Specific Plan and the Community Design Guidelines.

5. To propose measures which minimize any negative impacts that may result from development of the site.

   Conditions of approval address any negative impacts associated with the project.

6. To enhance and support the City's long-range transportation goals.

Bicycle racks are provided and information regarding alternative transportation are included in the conditions.

7. To provide a mixture of housing types that support the urgent need for more affordable housing options for the diversifying population of the City of Buellton.

This project provides affordable, senior apartments.

8. To cultivate quality architecture and landscape design that enhances the rural community environment.

The site architecture is Ranch and 24 inch box trees are being required.

9. To establish a well-connected pedestrian-oriented development that provides opportunities to access the prominently placed park and commercial village with safe and convenient paths from the residential neighborhoods in the plan area and surrounding areas.

Pedestrian paths lead directly to the proposed park adjoining the site to the south and to the townhomes adjoining the site to the north.

10. To ensure that buildings are well designed and complement the quality and character of architecture as described in the City of Buellton's Community Design Guidelines.

The site architecture is Ranch and has been reviewed by the City's contract architect.

11. To create a unique inviting commercial village that acts as a draw both locally and regionally with a hotel use, while complementing and not competing with the existing uses in downtown Buellton off of Avenue of Flags.

N/A

12. To design the plan area to fit efficiently into the site and create a smooth transition to the Thumbelina neighborhood along the eastern edge.

An 8-foot wall is proposed to separate this project from the Thumbelina neighborhood. There will be landscaping in the 30 foot setback area along the east property line. The buildings are designed so that the tallest three story building is in the middle. The buildings along the east and west property lines are only two stories and less than 35 feet in height.

Planning Commission Concerns

In June, the Planning Commission had several concerns with the project that were included in the June 13, 2014, incomplete letter on the project.

- Address access issues for the parking spaces at the northeast part of the parking lot.
  Because the 6 foot high fence is no longer proposed near these spaces there are no access issues.
- Marborg shall review and approve the trash truck access on the site.
  Marborg submitted a letter stating that the trash enclosures meet their standards (Attachment 7).
- The eight foot high split face block wall along the east property line is required.
  This is included as a condition of approval and is shown on the plans.
- The turn-around area needs to be approved by the County Fire Department.
  The County Fire Department has reviewed the plans and submitted conditions of approval. The turn-around meets their requirements.
- Try to break up the building architecture. Consider having some taller areas in the middle of the building.
  There are now three buildings instead of one large building. The tallest building is in the middle.
- Consider placing some parking on the north side of the site.
  Placing all the parking in one parking lot means that less space is used for parking. The single parking lot is more secure and more energy efficient than two lots. Parking on the north side of the property is more likely to disturb the residents in the townhomes.
- Provide an additional path from the building to the park on the west end of the site.
  An additional path would have eliminated some parking spaces near the senior center.
- Consider reclaiming storm water on site for irrigation of landscaping.
  Reclaiming storm water for irrigation isn't very effective because there is little rain and it would be used up very quickly before more rain fills the storage tanks. Water conservation is addressed through drought tolerant plants and appropriately designed irrigation.

ENVIRONMENTAL REVIEW

The Project is adequately addressed in the prior environmental documents for the Village Specific Plan and the Oak Springs Village Specific Plan (previous name of the Specific Plan). Prior environmental documents include the Final Environmental Impact Report (EIR) for the Oak Springs Village Specific Plan, and an Addendum to the Final EIR for Oak Springs Village. The previous environmental documents have been provided to the Planning Commission under separate cover. No further environmental review is required in accordance with the California Environmental Quality Act. All mitigation measures from the prior documents have been made conditions of approval.

RECOMMENDATION

That the Planning Commission consider the adoption of Resolution No. 14-08, "A Resolution of the Planning Commission of the City of Buellton, California, Approving a Final Development Plan (14-FDP-02) for the Village Senior Apartments Project Which Includes 50 Units on 2.0 Acres Located at the Northeast Corner of Highway 246 and McMurray Road, Assessor's Parcel Number 137-090-045 (portion), and Making Findings in Support Thereof".

ATTACHMENTS

Attachment 1 – Vicinity Map
Attachment 2 – Project Plans
Attachment 3 – 3D Color Renderings
Attachment 4 – Memo from Ravatt Albrecht & Associates, dated July 21, 2014
Attachment 5 – Photos of Story Poles
Attachment 6 – Monument Sign Plan
Attachment 7 – Letter from Marborg, dated June 11, 2014
Planning Commission Resolution No. 14-08

Attachment 1

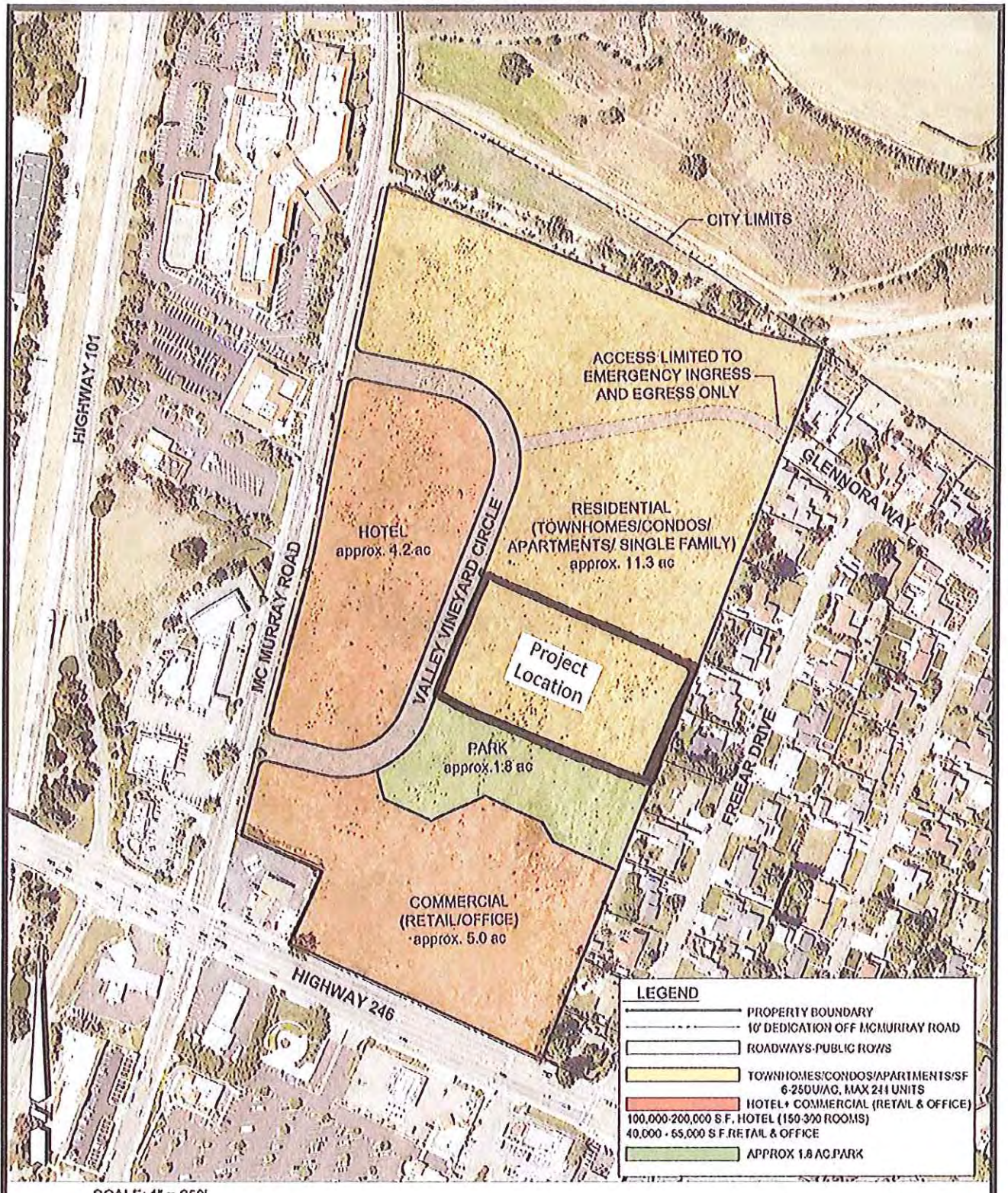

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FIGURE 5: LAND USE
THE VILLAGE SPECIFIC PLAN
BUELLTON, CA
JANUARY 2013

VILLAGE SENIOR APARTMENTS

PROJECT TITLE | 4

LOCATION MAP | 1

Low Impact Development and Sustainable Features
Buellton: Village Senior Apartments
Cabrillo Economic Development Corp.

Sustainable features are carefully designed into the project to ensure energy / resource conservation, a healthy environment and a sustainable future. Examples of this include:

Air Quality
- High quality MERV air filters for indoor spaces;
- Low VOC content in all building materials;
- Dense landscaping with plants / trees;

Water Conservation
- Low flow water plumbing fixtures;
- High efficiency irrigation for planter areas;
- Irrigation controls with rain shut-off sensors;
- Mulch and ground cover to prevent evaporation of irrigation water;
- Native and low water plant palette;
- Onsite water retention with:
- Retention basin to collect and percolate site water back into the local aquifers;
- Bio swale to do the same;
- Extensive permeable paving to do the same;

Energy Conservation
- LED light fixtures throughout.
- Efficient building envelop:
- generous building insulation;
- dual glazed, low-e windows;
- light colored roofing to reflect heat, not absorb heat;
- Judiciously planted trees to block summer sun yet allow winter sun;

Context
- Light Pollution: Shielded lighting to prevent light bleed to neighbors or to sky;
- Scale: Massing and setbacks designed to be sensitive to adjacent properties;
- Noise Pollution: Bigger setbacks, cars next to park, not neighbors; tight building envelop;
- Open Space: More open space (48% of site) than required (40% of site);
- CPTED (Crime Prevention Through Environmental Design): We offer good lighting where needed, attractive fencing to secure the tenants, and landscaping that does not create unsafe nooks.
- Material Recycling: Much of the construction debris will be recycled and many specified products will include recycled materials.

LOW IMPACT DEVELOPMENT & SUSTAINABILITY

Description of Proposed Architecture

The design approach for the 50 unit senior affordable housing project is a quiet architecture with a 'Ranch Style' theme compatible with the senior population as well as the Village community at large. The 2.0 Ac site is generously landscaped with native and drought tolerant plantings. A combination of trees and large shrubs will ensure privacy as well as screen the project from the adjacent community. Parking is provided and contained on the south portion of the site which provides reserved parking for the residents and open parking for guests and the community center. Resident outdoor activities are available within internal courtyards and throughout the site complex while areas around the building perimeter allow for unimpeded pedestrian access to walking trails located in the north and east setback areas and south to the proposed park area.

The scale and character of this senior community contributes a one to three story three building residential complex with deference to the existing low scale single family residential areas adjacent to the east of the project site. The east end of the building breaks down to a two story wing additionally differing to the scale of the adjacent community. The primarily one bedroom living units have separate living and sleeping areas as well as patios or balconies. Internal building corridors and connecting walkways and bridges provide a safe and comfortable conveyance to individual units as well as common areas.

The building complex is comprised of three separate buildings with internal building corridors connecting the three buildings by walkways and bridges which provide a safe, comfortable and secure conveyance to individual units as well as common areas. The units face east and west toward the internal courtyards which are lushly landscaped with trees, low shrubs and colorful flowering plants. Also included in the courtyards are intimate hardscape terrace areas which provide opportunities for visitation with neighbors and enjoyment of the outdoors. The courtyards break up the building massing and provide visual and physical fluidity for residents throughout the site.

The west boundary is the street entry to the site and the front door to the project. The initial building wing is a one story low scale senior community center combined with a two story eight unit residential component, which is setback over 53 feet from the property line. Beyond this is the linear main body consisting of two to three story residential buildings which is publically viewed primarily from the north and south orientation.

The elevations of the building complex are composed with private front porches and balconies extending outdoor living areas beyond the living units interiors. The vertical and horizontal recesses and projections of the building as well as the individual building massing create variety and interest in the façade. Roof forms are low pitched and primarily hipped with wide overhangs to scale down the size of the building. The roof material is textured composition asphalt shingles.

The primary siding materials used are Hardie Board fire resistant siding and trim in a vertical board and batten orientation as well as stucco veneer. Various warm tone colors are chosen to add character and vibrancy to the façade. Windows are double paned and are designed in horizontal bands with rustic trim detailing.
Deck and patio railings are a decorative wood composite as well as trellis structures throughout the complex adding shade, shadow and human scale.

DESCRIPTION OF ARCHITECTURE

ARCHITECTURAL

G001 COVER SHEET

A101 SITE PLAN
A102 SITE PHOTOMETRICS
A103 SITE FIRE DEPARTMENT ACCESS

A201 GROUND & SECOND FLOOR PLANS
A202 THIRD FLOOR AND ROOF PLANS

A301 BUILDING ELEVATIONS

LANDSCAPE

L-1 CONCEPTUAL LANDSCAPE PLAN

CIVIL

C-1 PRELIMINARY CONCEPTUAL PLAN
C-2 PRELIMINARY UTILITY PLAN

TABLE OF CONTENTS | 5

VICINITY PLAN | 2

ARCHITECT:

CARDE TEN ARCHITECTS
1636 19th Street
Santa Monica CA 90404

CONTACT:
TOM CESTARTE, AIA
T: 310.453.4427 ext. 42
F: 310.453.5515
E: thomas@cardeten.com

CIVIL:

Civil Design Studio, Inc.
9700 El Camino Real,
Atascadero, CA 93422

CONTACT:
Robert Winslow, PE QSD
T: 805.706.0401 office ext 101
E: robert@civil-studio.com

LANDSCAPE:

DAVID R BLACK & ASSOCIATES
1716 Pampas Ave
Santa Barbara, California 93101

CONTACT:
David Black, Landscape Architect
T: 805.896.0717
E: dblack@davidblackla.com

PROJECT MANAGER:

CABRILLO ECONOMIC DEVELOPMENT CORPORATION
702 County Square Drive
Ventura, CA 93003

CONTACT:
Nicole Norori, Project Manager
T: 805.659.3791 ext.127
F: 805.647.4418
E:nnorori@cabrilloedc.org

PARTICIPANTS | 6

SITE AREA = 2.0 ACRES (~87,120 SF)

OPEN SPACE AREA = 41, 576 SF

% OPEN SPACE = 41, 576 / 87,120 = 47.72%

BLDG GROSS SQUARE FOOTAGE = 45,896 SF

NO. OF STORIES = 2 & 3

NO. OF UNITS = 50 UNITS (49 X 1 BDRM + 1 X 2 BDRM)

MAX. BUILDING HEIGHT = 37'-1"

NO. OF PARKING SPACES = 76 SPACES (73 REGULAR + 3 ADA)

PROJECT DATA | 3

1. Setbacks employed from street and side yard are optimized to provide a maximum distance from adjacent properties.
2. Double-paned windows used throughout.
3. Acoustical Insulation:
   a. Floor to floor noise reduction incorporates insulating cement underlayment over ¼" thick "Acoustimat" underlayment over 5/8" minimum plywood flooring, R19 batt insulation in the cavity space with resilient sound channels carrying 2 layers of gypsum board.
   b. Roof has R19 minimum batt insulation.
   c. Interior sound walls have R13 minimum batt insulation.
   d. Exterior walls will have R19 batt insulation.
4. Landscape design will employ large trees and shrubs at site all perimeters.
5. Living units face into internal courtyards.
6. 8 foot high CMU sound wall to be constructed along the entire east perimeter to reduce sound into the adjacent single family neighborhood.
7. Setbacks at north and east property lines are a minimum of 30 feet, over 50 feet at the west, the south property line fronts the park.
8. Parking is contained at the south property area which fronts the park.

MEASURE TO REDUCE NOISE EXPOSURE

Proposed measures to reduce noise exposure:

Methodologies used to reduce noise exposure are as follows:

CARDE - TEN ARCHITECTS
1636 NINETEENTH ST
SANTA MONICA, CA 90404
info@cardeten.com
www.cardeten.com

Project name: VILLAGE SENIOR APARTMENTS
Buellton, CA 93427
Owner: Cabrillo Economic Development Corporation
Assessor Parcel No.
Project Status

No.	Description	Date

Proj. No. 21202
Date AUG 11, 2014
Drawn MI
Designed TC
Checked SC

drawing title: COVER SHEET

drawing sheet: G001

scale: As indicated

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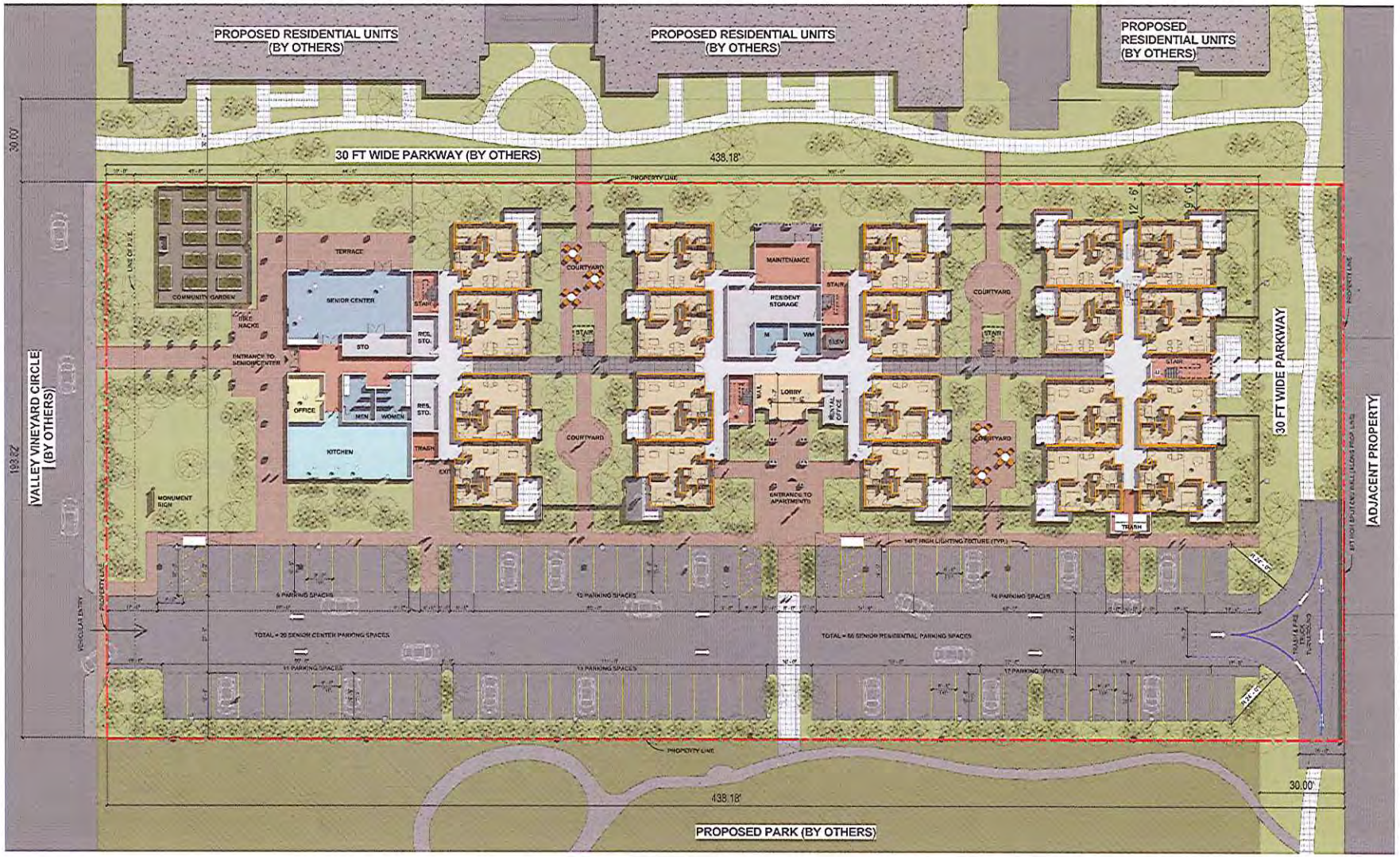
Attachment 2



CONCEPT SITE PLAN 1
Scale: 1/16" = 1'-0"

project name
VILLAGE SENIOR APARTMENTS
Buellton, CA 93427

owner
Cabrillo Economic Development Corporation

Assessor Parcel No.

Project Status

architect
CARDE - TEN ARCHITECTS
1036 NINETEENTH ST
SANTA MONICA, CA 90404
info@cardeten.com
www.cardeten.com

stamp

consultant

stamp

revision

No	Description	Date

Proj. No.	21202
Date	AUG 11, 2014
Drawn	MI
Designed	TC
Checked	SC

drawing title
SITE PLAN

drawing sheet
A.101

scale
1/16" = 1'-0"

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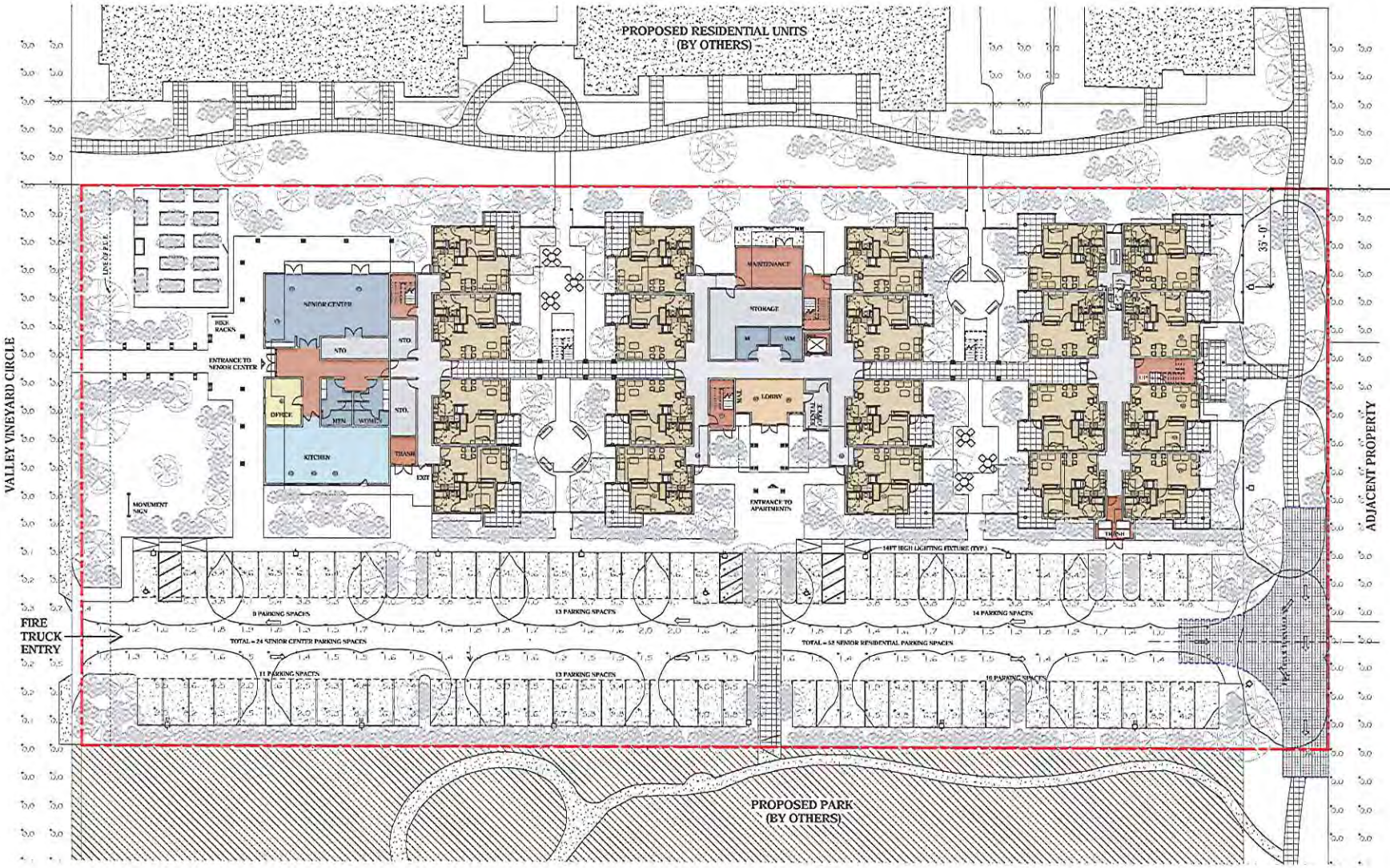
Attachment 2



project name
VILLAGE SENIOR APARTMENTS
Buellton, CA 93427

Owner
Cabrillo Economic Development Corporation

Accessor Parcel No.
Project Status

architect
CARDE - TEN ARCHITECTS
1638 NINETEENTH ST
SANTA MONICA, CA
90404
info@cardeten.com
www.cardeten.com

stamp

consultant

stamp

revision

No.	Description	Date

Proj. No.	21202
Date	AUG 11, 2014
Drawn	MI
Designed	TC
Checked	SC

drawing title
SITE PHOTO-METRICS

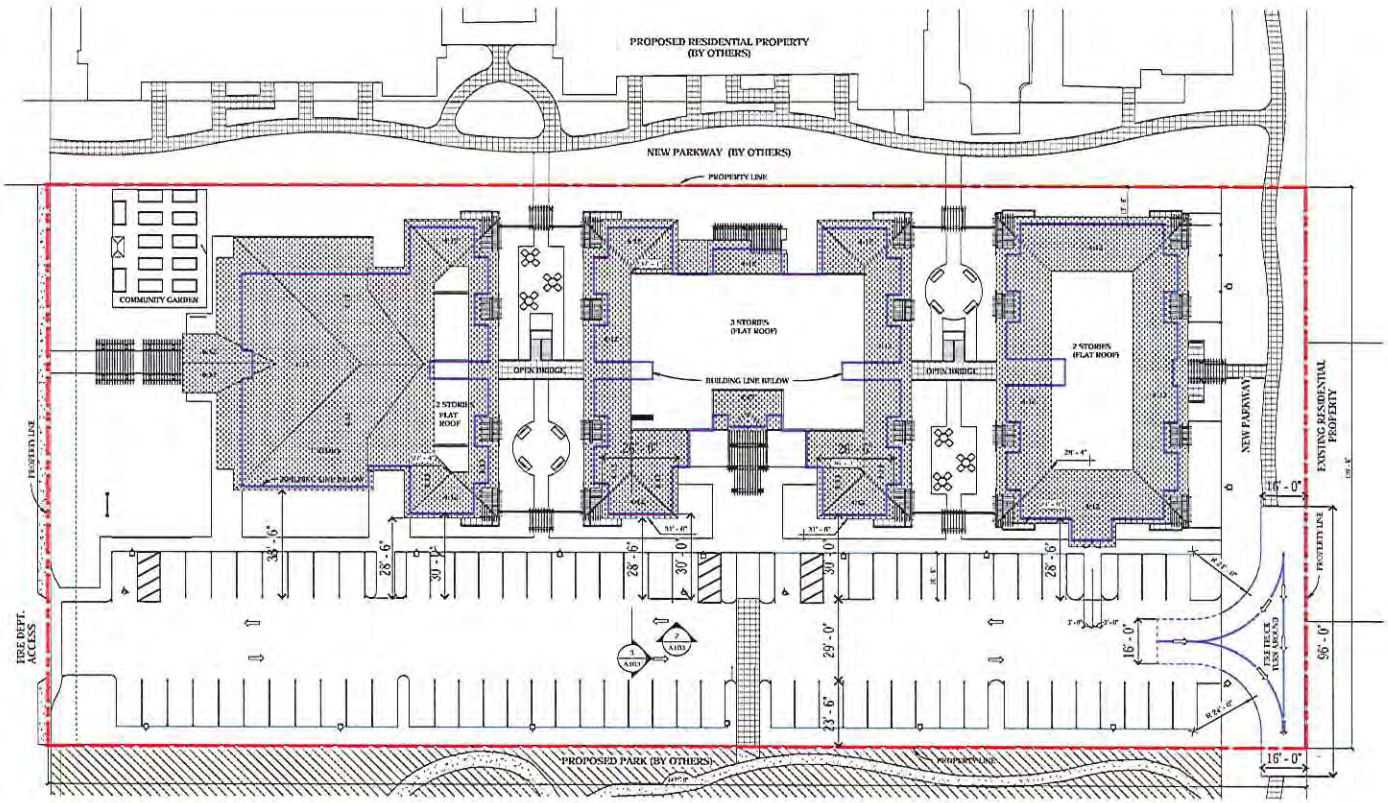
drawing sheet
A102

scale
1/16" = 1'-0"

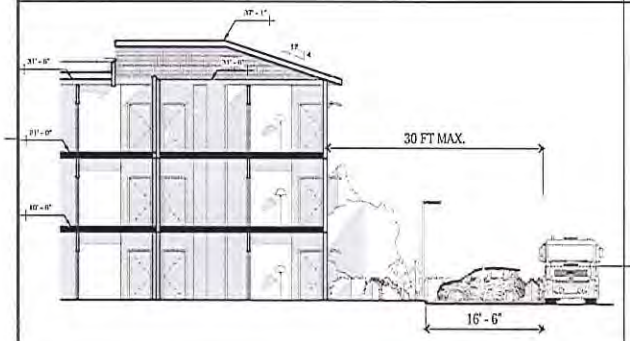
8.11/2014 11:48:12 AM

SITE PHOTOMETRICS 1
Scale: 1/16" = 1'-0"

Attachment 2



SITE PLAN 1
Scale: 1" = 20'-0"



Section A 3
Scale: 1/8" = 1'-0"

SOUTH ELEVATION (PARKING SIDE) 2
Scale: 1" = 20'-0"

PROJECT NAME
VILLAGE SENIOR APARTMENTS
Redlands, CA 92427
Owner
Cabrillo Economic Development Corporation
Architect First Name
Project Status

ARCHITECT
CARDE - TEN ARCHITECTS
1638 NINETEENTH ST
SANTA MONICA, CA
90404
info@cardeten.com
www.cardeten.com

stamp

consultant

stamp

revisions

No.	Description	Date

Proj. No.	21202
Date	AUG 11, 2014
Drawn	Author
Designed	Designer
Checked	Checker

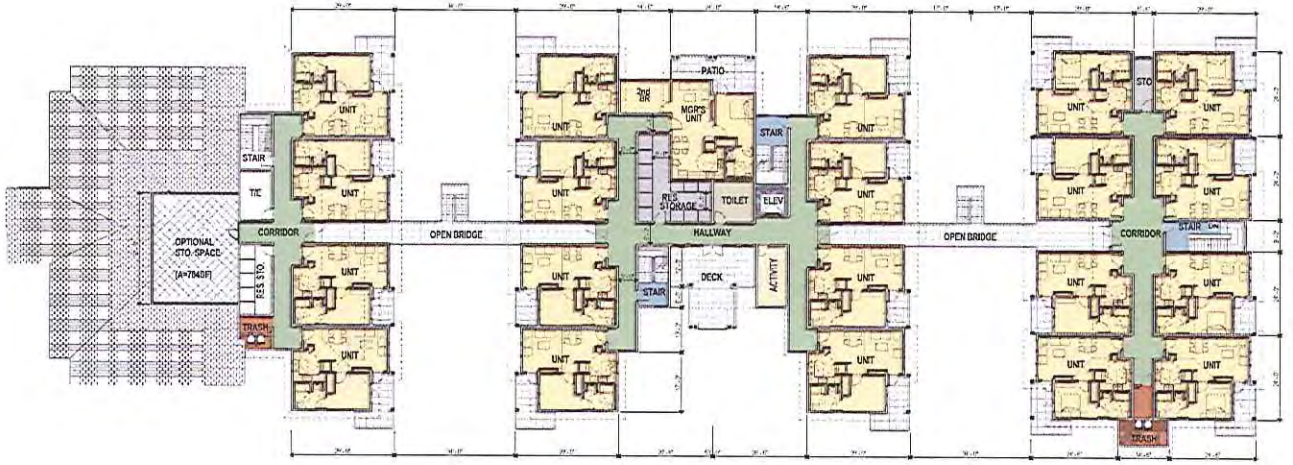
drawing title
SITE PLAN
FD ACCESS

drawing sheet
A103

scale
As Indicated

Attachment 2

GROUND FLOOR PLAN 01



SECOND FLOOR PLAN 02

Attachment 2

PROJECT NAME
VILLAGE SENIOR APARTMENTS
ELLETON, CA

Owner
Cabrillo Economic Development Corporation

Assessor Parcel No.
137-060-015 (portion)

architect
CARDE - TEN ARCHITECTS
1638 NINETEENTH ST
SANTA MONICA, CA
90404
info@cardeten.com
www.cardeten.com

stamp

consultants

stamp

submitted

No	Description	Date

Proj. No. 21202
Date AUG 11, 2014
Drawn MI
Designed TC
Checked SC

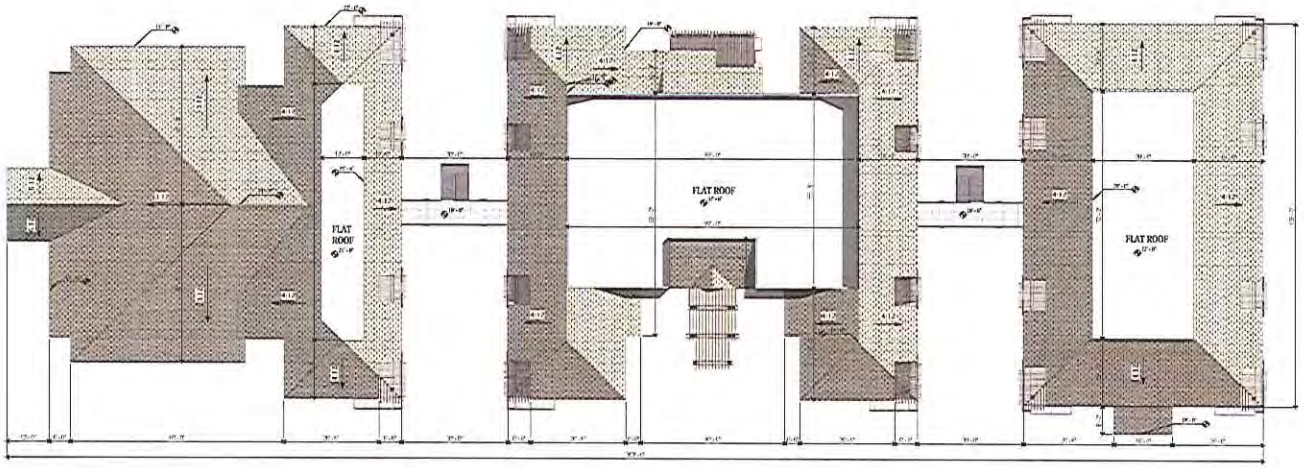
drawing title
GROUND & SECOND FLOOR PLANS

drawing sheet
A201

scale 1/16" = 1'-0"

8/11/2014 12:10:02 PM

THIRD FLOOR PLAN 01
Scale: 1/16" = 1'-0"



ROOF PLAN 02
Scale: 1/16" = 1'-0"

project name
VILLAGE SENIOR APARTMENTS
BUELTON, CA
Owner
Cabrillo Economic Development Corporation
Assessor Parcel No.
137-090-045 (portion)

architect
CARDE - TEN ARCHITECTS
1638 NINETEENTH ST
SANTA MONICA, CA
90404
info@cardeten.com
www.cardeten.com

stamp

consultant

stamp

revision

No.	Description	Date

Proj. No.	21202
Date	AUG 11, 2014
Drawn	MI
Designed	TC
Checked	SC

drawing title
THIRD FLOOR & ROOF PLAN

drawing sheet
A202

scale
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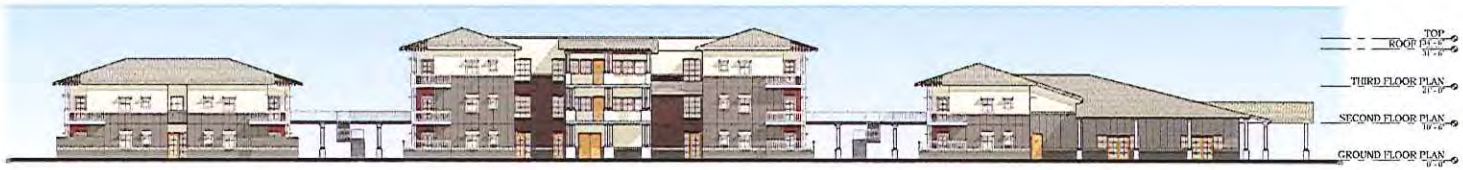
8/11/2014 3:52:32 PM

Attachment 2

EAST ELEVATION 04

WEST ELEVATION 03



NORTH ELEVATION 02

SOUTH ELEVATION 01

project name
VILLAGE SENIOR APARTMENTS
BUELTON, CA

Owner
Cabrillo Economic Development Corporation

Assessor Parcel No.
137-090-045 (portion)

architect
CARDE - TEN ARCHITECTS
1638 NINETEENTH ST
SANTA MONICA, CA
90404
info@cardeten.com
www.cardeten.com

stamp

consultant

stamp

revision

No.	Description	Date

Proj. No.	21202
Date	AUG 11, 2014
Drawn	MI
Designed	TC
Checked	SC

drawing title
BUILDING ELEVATIONS

drawing sheet
A301

scale
1/16" = 1'-0"

8/11/2014 12:51:30 PM

Attachment 2

EAST ELEVATION 04

WEST ELEVATION 03

NORTH ELEVATION 02

SOUTH ELEVATION 01

project name
VILLAGE SENIOR APARTMENTS
ELSINORE, CA

Owner
Cabrillo Economic Development Corporation

Assessor Parcel No.
137-060-015 (portion)

architect
CARDE - TEN ARCHITECTS
1638 NINETEENTH ST
SANTA MONICA, CA
90404
info@cardeten.com
www.cardeten.com

stamp

consultant

stamp

revision

No.	Description	Date

Proj. No. 21202
Date AUG 11, 2014
Drawn MI
Designed TC
Checked SC

drawing title
BUILDING ELEVATIONS

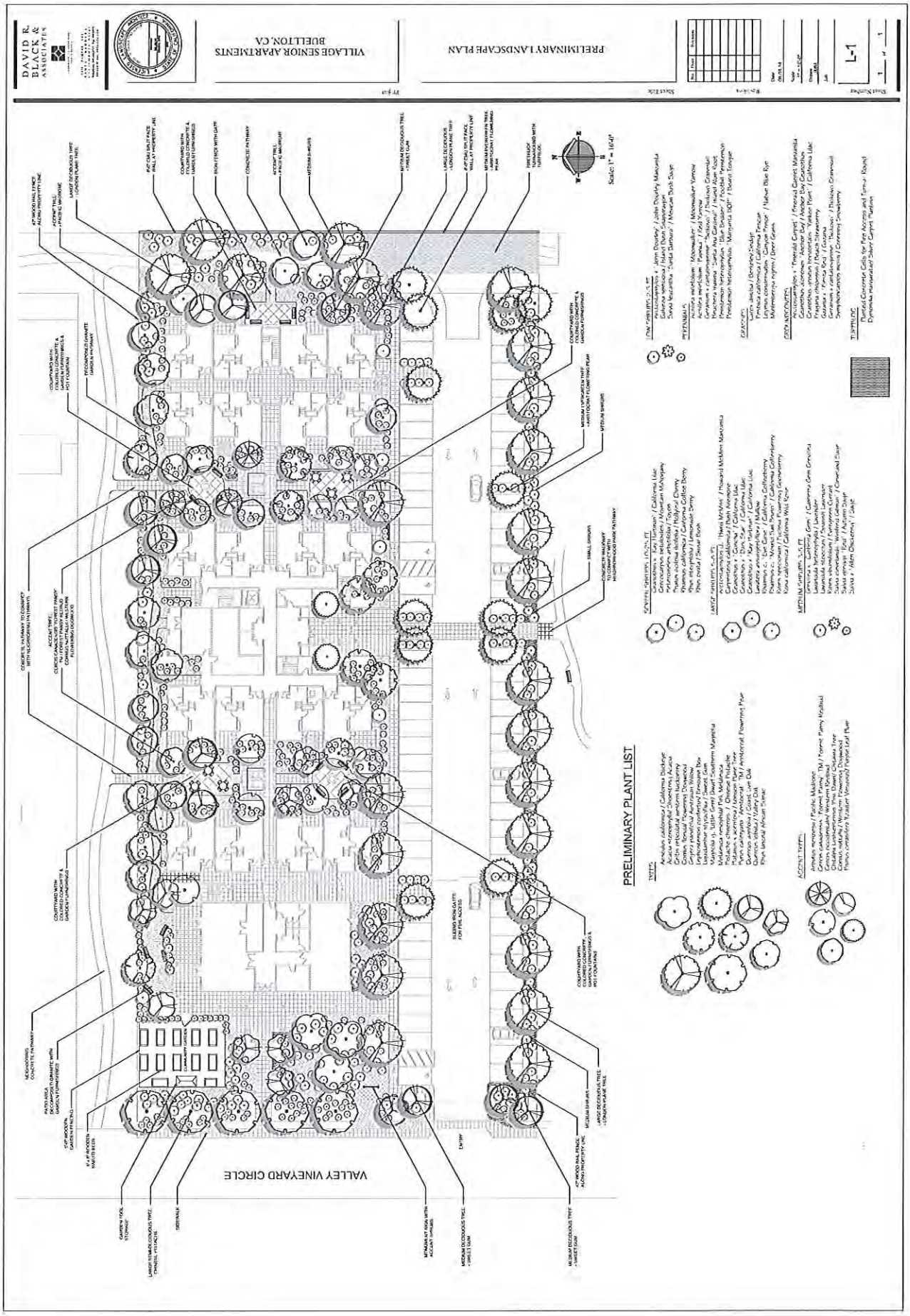
drawing sheet

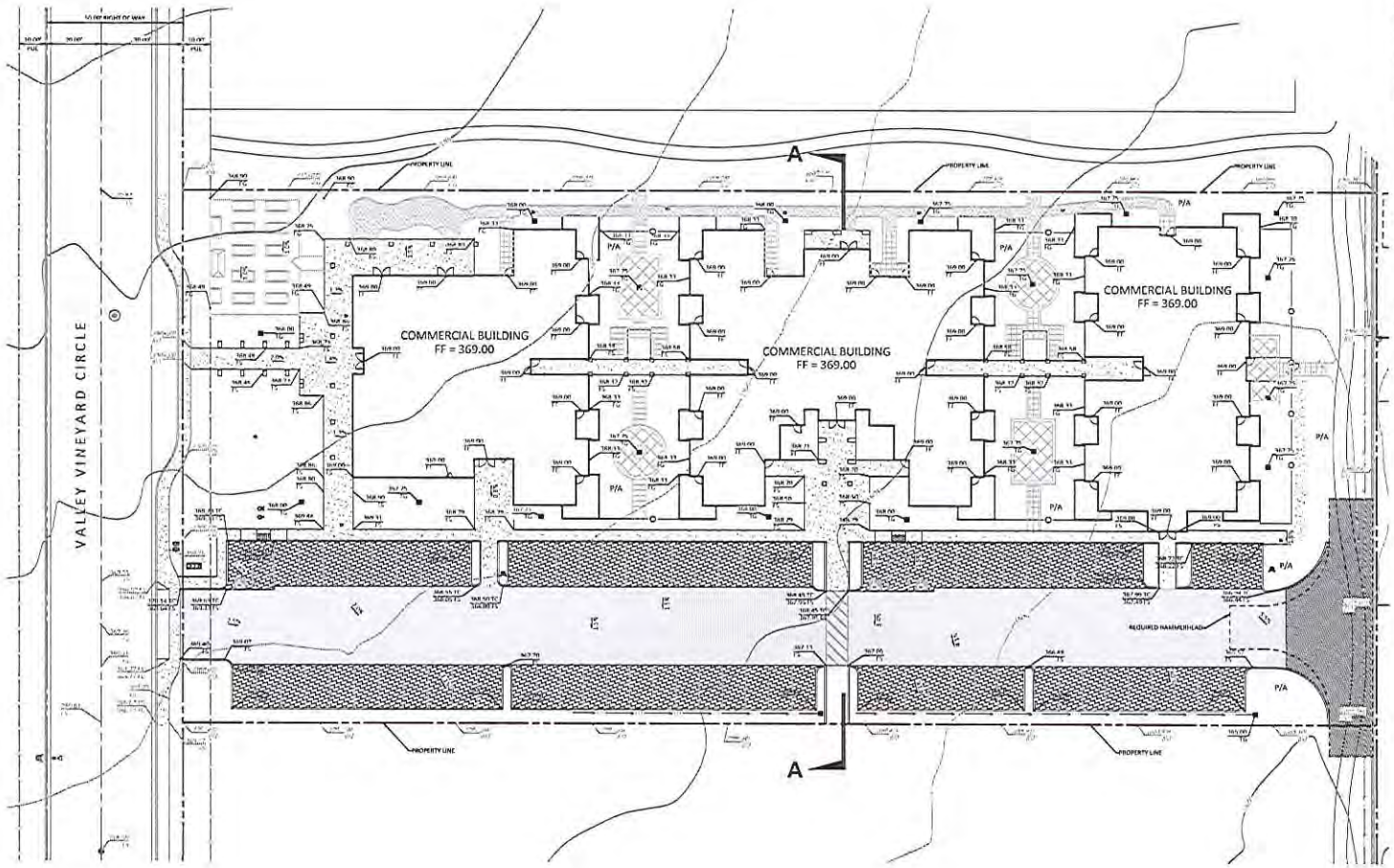
scale 1/16" = 1'-0"

8/11/2014 12:54:50 PM

Attachment 2

Attachment 2





LEGEND

- ASPHALT
- PURPOUS ASPHALT
- CONCRETE IN PEDESTRIAN AREA
- DECOMPOSED GRANITE
- PLANTER AREA
- DETECTABLE WARNING SURFACE
- FIRE TRUCK RATED GRASS PAVER

GRADING PLAN NARRATIVE

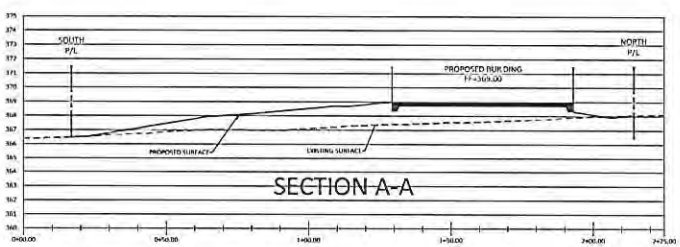
LAND DESCRIPTION: THE EXISTING SITE IS AN UNDEVELOPED LOT.

STRUCTURES: THERE ARE NO EXISTING STRUCTURES ON THIS PROPERTY. THE PROPOSED USE IS A COMMERCIAL BUILDING.

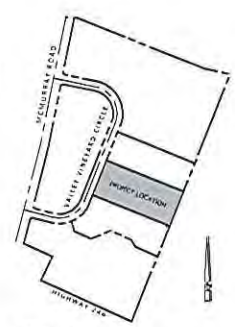
GRADING QUANTITIES: SEE GRADING QUANTITIES TABLE BELOW.

GRADING QUANTITIES		
CUT (CUBIC YDS)	FILL (CUBIC YDS)	IMPORT/EXPORT (CUBIC YDS)
[illegible]	[illegible]	[illegible]

*GRADING QUANTITIES ARE PROVIDED FOR PERMIT INFORMATION ONLY. THE QUANTITIES SHOWN ABOVE ARE NOT INTENDED FOR USE BY THE CONTRACTOR WHEN ESTIMATING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO GENERATE AND/OR VERIFY EARTHWORK QUANTITIES.



SECTION A-A



INDEX MAP

SCALE: NTS

SCALE: 1" = 20'

PLAN PREPARED BY:

CIVIL DESIGN STUDIO

CIVIL ENGINEERING | PLANNING | PERMITTING

ENGINEER OF RECORD:

PLAN REVIEW SET

PROJECT NAME:

THE VILLAGE

PROJECT LOCATION:

VALLEY CIRCLE ROAD
BUELLTON, CA

PLANS PREPARED FOR:

CABRILLO ECONOMIC
DEVELOPMENT CORPORATION
702 COUNTY SQUARE DRIVE
VENTURA, CA 93003

REVISIONS:

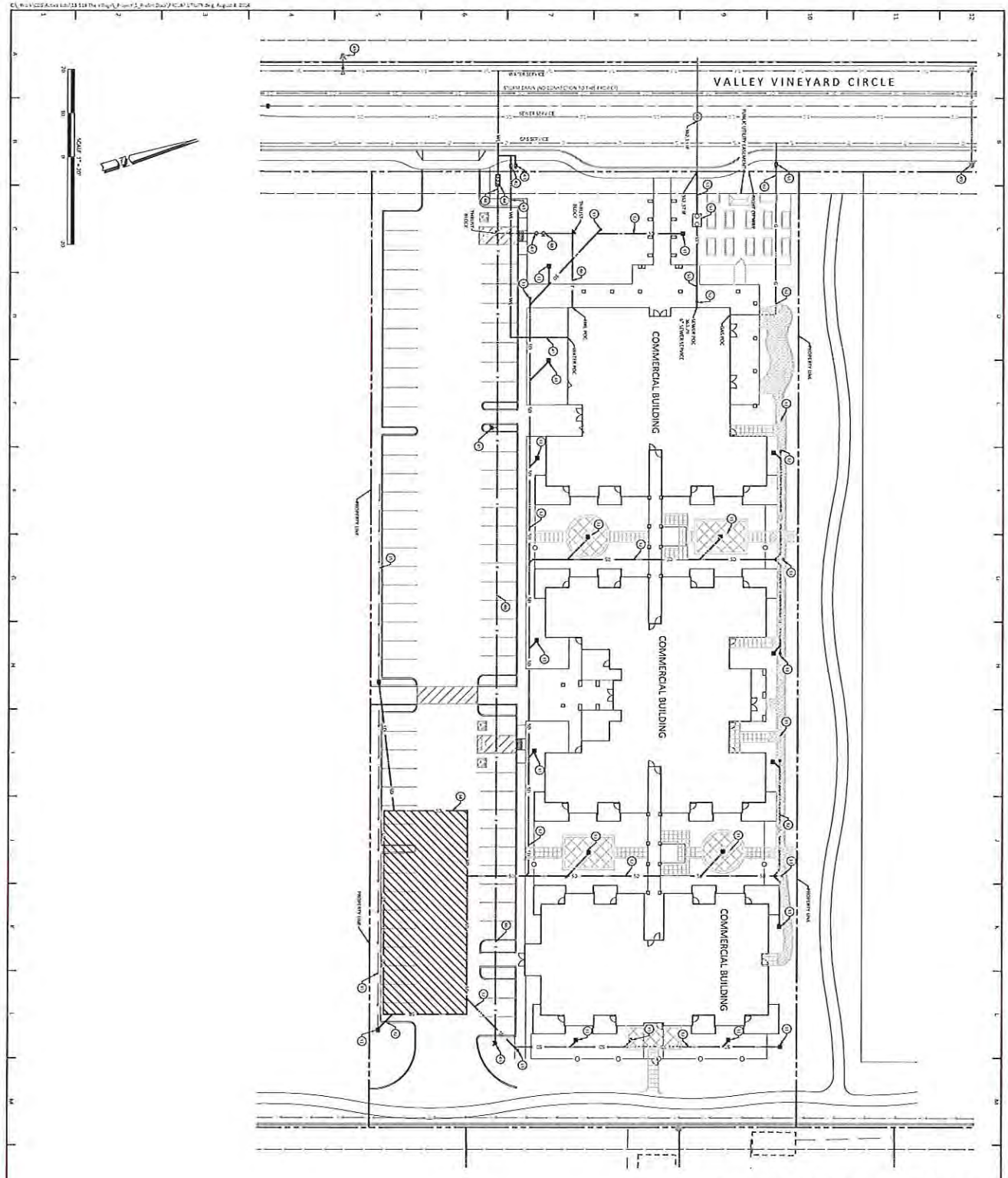
REVIEWED BY:	RDW
PREPARED BY:	MRS
DATE:	August 8, 2014
SCALE:	AS SHOWN
CDS JOB #:	13-119

PRELIMINARY
GRADING PLAN

C-1

SHEET 1 OF 2 SHEETS

Attachment 2



PRELIMINARY UTILITY PLAN

C-2

SHEET 2 OF 2 SHEETS

REVISIONS:	RDW
PREPARED BY:	MRS
DATE:	August 8, 2014
SCALE:	AS SHOWN
CITY DWG #:	15-119

PROJECT NAME: THE VILLAGE

PLANS PREPARED FOR: CABRILLO ECONOMIC DEVELOPMENT CORPORATION
702 COUNTY SQUARE DRIVE
VENTURA, CA 93003

PROJECT LOCATION: VALLEY CIRCLE ROAD
BUELLTON, CA

PLANNING REVIEW SET
NOT FOR CONSTRUCTION

PLAN PREPARED BY:
CIVIL DESIGN STUDIO
CIVIL ENGINEERING | PLANNING | PERMITTING

Attachment 2

Attachment 3

RENDERED VIEWS

8.13.2014

CARDE TEN | ARCHITECTS

VILLAGE SENIORS APARTMENTS
CABRILLO ECONOMIC DEVELOPMENT CORPORATION

Attachment 4

City of Buellton Design Review

Distribution:

City	*Ravatt Albrecht*	*PleinAire DG*	*Applicant*	*Other*	
☐ M. Bierdzinzki	☒ G. Ravatt	☐ K Small	☐	☐	☒ 1st Review
☐ I. Tucker	☐	☐ M Quintero	☐	☐	☐ 2nd Review
☐ A. Perez		☐	☐		☐ 3rd Review
☐ R. Hess			☐		☐ Final Review
					☐ File No.

VIA: ☐ Email ☐ Fax ☐ U.S. Mail ☐ Delivery

PROJECT:
VILLAGE SENIOR APARTMENTS

ARCHITECT: Ravatt Albrecht & Associates Inc
Po Box 528, Santa Maria, Ca 93456
(805) 928-5002

DATE: 07/21/14

CITY FILE NO:

REVIEWER: Greg Ravatt AIA

General Comments:

SITE DESIGN:

	N/A	Complete	Complete w/ Corrections	Incomplete
1. Site Planning	1 ☐	1 ☒	1 ☐	1 ☐
2. Adjacencies	2 ☐	2 ☒	2 ☐	2 ☐
3. Massing	3 ☐	3 ☐	3 ☐	3 ☒
4 Perimeter	4 ☐	4 ☒	4 ☐	4 ☐
Walls/Fence	5 ☐	5 ☒	5 ☐	5 ☐
5. Solar Orientation	6 ☐	6 ☒	6 ☐	6 ☐

Remarks:

1. The revised design utilizes massing to step the building forms from the street to the rear of the property. This approach is more successful than the previous single building solution. Massing is reasonable and is broken up with multiple hip forms. More attention is needed on the massing especially the Senior Center building facing the public way. See comments on building design.
2. Grading: Plan vertical pad elevations are level. The drainage concept drains the courtyards between buildings into catch basins and a pipe culvert system which drains into an underground detention system in the parking lot. Grading appears to be feasible and future refinement should not affect the design of the project. Show retaining wall height, material and finish.
3. No provisions appear to be made for mechanical equipment for the senior community room or kitchen. Verify that there is no roof mounted equipment or if there is show mechanical well design or other method of concealing equipment.

Attachment 4

Remarks:

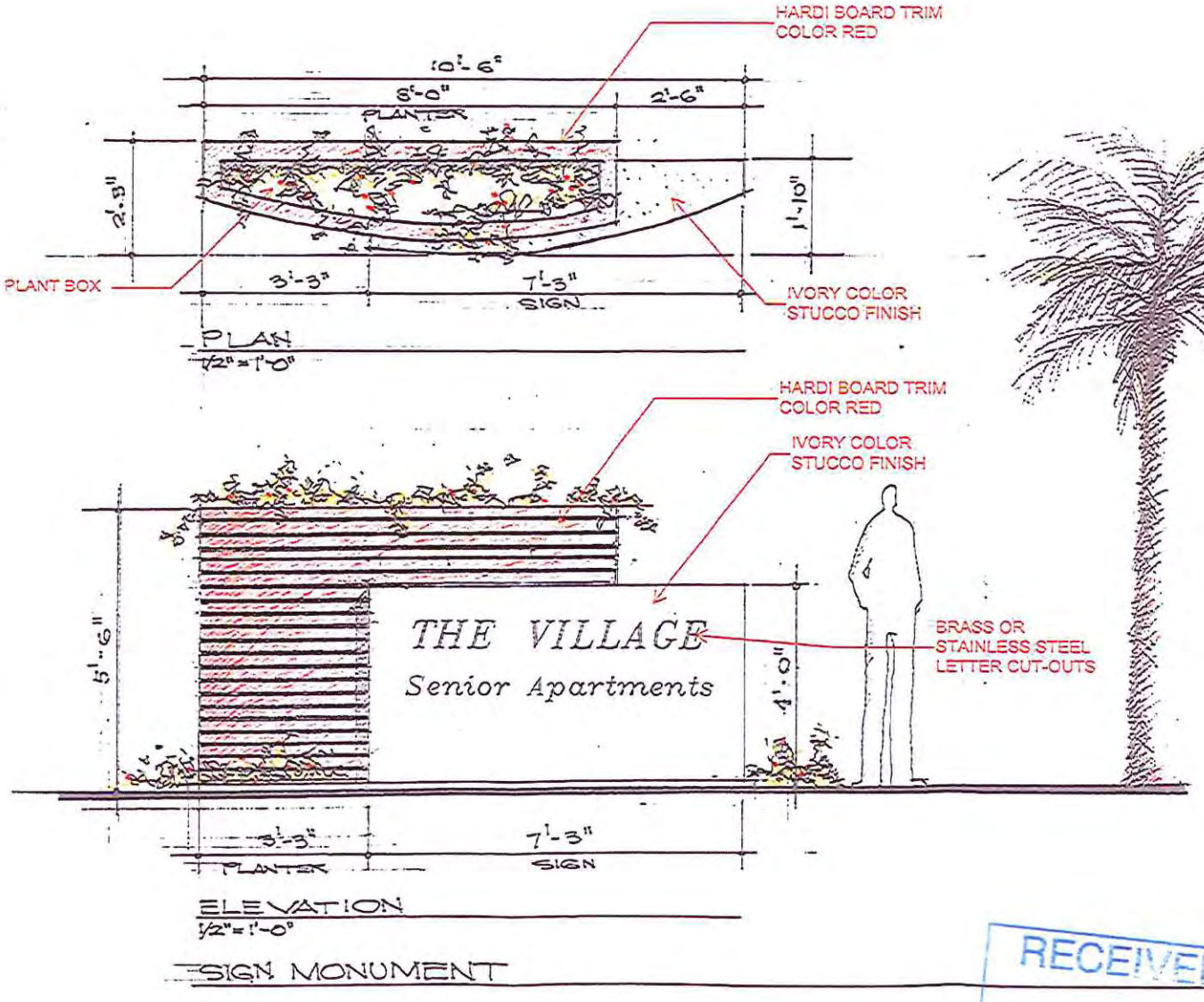
1. The Senior Center building dominates the design of the project from the public way and incorporates hip roofs and a gable roof as a feature. This is the only gable roof in the project. Consider additional gables. Gables should have truss or braces as the primary element. Consider wrapping porches around buildings especially where they face park. (See design standards "front porches should extend across the entire front of the building and wrap around one or more sides of the building.)
2. Consider the addition detailing including dormers, chimneys, and post brackets. Consider exposing rafter tails. Current design is in the right direction but lacks variation and scale. (Applies to all buildings)
3. Consider other roofing materials or colors. "Dorian grey" will create a monotone effect on such large roofs and may be interpreted as "institutional". Also the "Ivory Lace" will appear white from a distance. Consider brighter yellows that will read from a distance. Suggestion: consider color schemes for each building including roofs to further create interest and scale. (And also blend into adjacent housing project.) Maybe one building uses the red as a dominant color?
4. Consider dry stack stone on Senior Center
5. Consider continuous porches on rear buildings especially facing the park.
6. Details should be provided to show compliance with the design guidelines. Typically details would include porch details, roof overhangs, window and door trim, pop-out trim, and chimney details. Show size of wood elements such as columns and trellis beams. Are gutters provided? If so show how they are routed to the ground.
7. Deep overhangs, heavy wood beams, exposed timber rafter tails are recommended by the design guidelines. Design intent is not clear on the plans.

Note: brackets indicate text taken from the Community Design Guidelines

BUILDING DESIGN:

	N/A	Complete	Complete w/ Corrections	Incomplete
1. Design Style	1 ☐	1 ☐	1 ☐	1 ☒
2. Color Schemes	2 ☐	2 ☐	2 ☐	2 ☒
3. Detailing	3 ☐	3 ☐	3 ☐	3 ☒
4.	4 ☐	4 ☐	4 ☐	4 ☐
5.	5 ☐	5 ☐	5 ☐	5 ☐
6.	6 ☐	6 ☐	6 ☐	6 ☐
7.	7 ☐	7 ☐	7 ☐	7 ☐
8.	8 ☐	8 ☐	8 ☐	8 ☐

Attachment 5



Attachment 6

RECEIVED
AUG 13 2014
CITY OF BUELLTON
Planning Department

Attachment 7

MarBorg INDUSTRIES

June 11, 2014

Thomas A Cestarte, AIA
CARDE TEN ARCHITECTS
1638 19th street, Santa Monica, ca 90404

Re: Buellton Sr. Apt. Project

Dear Thomas,

Per our inspection of the refuse enclosure plans for the Buellton Sr Apt. Project, the enclosures are to the standards of MarBorg Industries. We will be able to deliver solid waste and recycle containers as soon as the construction is completed.

Please do not hesitate to contact me with any further questions or concerns.

Sincerely,

Tito Escarcega
Commercial Route Supervisor
MarBorg Industries
728 E. Yanonali Street
Santa Barbara, CA 93103

P.O. Box 4127
136 N. Quarantina Street
Santa Barbara
California 93140
Phone 805-963-1852
Fax 805-962-0552

PLANNING COMMISSION RESOLUTION NO. 14-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUELLTON, CALIFORNIA, APPROVING A FINAL DEVELOPMENT PLAN (14-FDP-02) FOR THE VILLAGE SENIOR APARTMENTS PROJECT WHICH INCLUDES 50 UNITS ON 2.0 ACRES LOCATED AT THE NORTHEAST CORNER OF HIGHWAY 246 AND MCMURRAY ROAD, ASSESSOR'S PARCEL NUMBER 137-090-045 (PORTION), AND MAKING FINDINGS IN SUPPORT THEREOF

BE IT RESOLVED by the Planning Commission of the City of Buellton as follows:

SECTION 1: Pursuant to the Zoning Ordinance of the City of Buellton, an application has been filed by Oak Springs Village Properties LLC, property owner, and Nicole Norori, Cabrillo Economic Development Corporation, agent, hereinafter referred to as "Applicant", requesting approval to develop the Village Senior Apartments, a 50 unit apartment complex located at the northeast corner of Highway 246 and McMurray Road (APN 137-090-045). The subject property is currently zoned CR-SP (General Commercial-Specific Plan).

SECTION 2: The proposed Project consists of:

A. **Final Development Plan (14-FDP-02):** Approval of 49 one-bedroom affordable, senior apartment units, one two-bedroom manager's unit, a senior center, community garden, offices for senior service providers, landscaping and 76 parking spaces on a 2.0 acre project site. The subject property is planned and zoned for General Commercial-Specific Plan (CR-SP).

- A modification to the height limit is required because the highest point on one of the buildings is approximately 37 feet, which is over the maximum height limit of 35 feet.
- This project qualifies as a density bonus application because it is 100 percent affordable. The Applicant requests that the Village Specific Plan requirement for covered parking be waived.

SECTION 3: All proceedings having been duly taken as required by law, and upon review of the information provided in the staff report, consideration of the testimony given at the public hearing, as well as other pertinent information, the Planning Commission finds the following:

A. **Record.** Prior to rendering a decision on the Project, the Planning Commission considered the following:

1. All public testimony, both written and oral, received in conjunction with that certain public hearing conducted by the Planning Commission on October 2, 2014 ("PC Public Hearing").

2. All oral, written and visual materials presented in conjunction with that certain PC Public Hearing.

3. The following informational documents, which by reference, are incorporated herein:

   a. The project file for 14-FDP-02 and the set of project plans dated August 11, 2014.
   b. The staff report dated October 2, 2014.
   c. The Village Specific Plan.
   d. The Final EIR and Addendum for the project site.

B. Public Review. On the basis of evidence hereinafter listed, all administrative procedures and public participation requirements prescribed in the Buellton Zoning Ordinance have been lawfully satisfied:

1. A notice of PC Public Hearing was published in a newspaper of general circulation on September 18, 2014 (the "PC Public Notice"), a minimum of 10 days in advance of the PC Public Hearing conducted on October 2, 2014.

2. The PC Public Notice was mailed to the Applicant, affected public agencies, persons owning property within 300 feet of the Project site and others known to be interested in the matter on September 18, 2014, a minimum of 10 days in advance of the PC Public Hearing.

3. The PC Public Notice was posted in three public locations on September 18, 2014, a minimum of 10 days in advance of the PC Public Hearing.

C. Environmental Review.

1. On July 24, 2003, the City Council conducted a public hearing with respect to the Final EIR for the Oak Springs Village Specific Plan and at the conclusion thereof, adopted their Resolution No. 03-15 thereby adopting: (1) a Statement of Facts and Findings, (2) a Statement of Overriding Considerations, and (3) a Mitigation Monitoring Program for the Oak Springs Village Specific Plan and certified that the Final EIR was complete and adequate, and had been completed in compliance with the requirements of the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines and the City of Buellton Environmental Guidelines. The Oak Springs Village Specific Plan was revised by Ordinance No. 06-05 on May 25, 2006. An Addendum Environmental Impact Report to the Final EIR for Oak Springs Village was approved for the revised Specific Plan (the Final EIR and Addendum are collectively referred to as the FEIR). Prior to the adoption of this Resolution, the Planning Commission has been provided for its review, full, true and correct copies of the FEIR for the Oak Springs Village Specific Plan, including all of the above-reference documents.

2. Based upon the substantial evidence contained in the whole record, including any written and/ oral staff reports presented to the Planning Commission with respect to the Project, as well as a review of the FEIR for the Oak Springs Village Specific Plan in relation to the Project, the Planning Commission of the City of Buellton does hereby find, determine, and declare that:

    a. There are no substantial changes proposed in the Project which will require major revisions of the previous FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

    b. No substantial changes will occur with respect to the circumstances under which the Project is undertaken which will require major revisions of the previous FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and,

    c. No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous FEIR was certified as complete, shows any of the following:

        1. That the Project will have one or more significant effects not discussed in the previous FEIR or negative declaration;

        2. That significant effects previously examined will be substantially more severe than shown in the previous FEIR;

        3. That mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the project proponents decline to adopt the mitigation measure or alternative; and,

        4. That mitigation measures or alternatives which are considerably different from those analyzed in the previous FEIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

3. Based upon the forgoing, the Planning Commission exercises its judgment and finds that no further environmental review is required per CEQA in that this Project is adequately addressed in the prior environmental documents for the Oak Springs Village Specific Plan. All applicable mitigation measures from the prior environmental documents have been made conditions of approval.

D. Consistency Declarations. Based on (i) the evidence presented in the project file (incorporated herein by reference), (ii) consultations with affected City Departments, and (iii) testimony and comments received in connection with the PC Public Hearing, the Planning Commission does hereby declare as follows:

1. Final Development Plan.

a. Findings:

i. That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the density and intensity of development proposed because the Village Specific Plan requirements allow multi-family development with a maximum density of 25 units per acre and the proposed site improvements and conditions of approval allow for adequate circulation around and through the site.

ii. That significant environmental impacts are mitigated to the maximum extent feasible. No adverse impacts have been identified with this Project and mitigation measures from the prior environmental documents have been made conditions of approval and would mitigate any impacts.

ii. That streets and highways are adequate and properly designed pursuant to the requirements of the City's Public Works Director. The Fire Department has approved the circulation system .

iii. That there are adequate public services, including but not limited to fire protection, water supply, sewage disposal, and police protection to serve the Project. The Public Works Department is able to provide water and sewerage service to the Project. The Fire Department has provided conditions of approval to address their concerns. The Sheriff's Department has no concerns with the Project.

v. That the Project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will be compatible with the surrounding area. The Project site is zoned for general commercial-specific plan land uses and the Village Specific Plan is approved for the site. The project conforms to the requirements of the Village Specific Plan as to site design and layout and would not conflict with the surrounding area

and land uses pursuant to these conditions, including setbacks and height requirements.

vi. That the project is in conformance with the applicable provisions of Title 19 of the Municipal Code, the General Plan, and the Village Specific Plan. With imposition of the conditions of approval, the project complies with the General Plan, Title 19 (Zoning), and the Village Specific Plan.

vii. That the project will not conflict with any easements required for public access through, or use of, a portion of the property as none exist on this property.

viii. That the proposed development is in conformance with the Ranch architectural style as described in the Community Design Guidelines as reviewed by the City's contract architect.

2. Height Limit Modification.

a. Findings:

i. The increased height will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding areas. The increased height would not be incompatible with the neighborhood because two of the buildings are below the height limit and the portion of the third building that is above the height limit only exceeds the height limit by approximately 2 feet. The tallest building is located in the middle between the other two buildings.

ii. The increased height conforms with other applicable provisions of Title 19, with the general plan, and with the Village Specific Plan.

3. Density Bonus.

a. Findings:

i. One hundred (100) percent of the total dwelling units of the Project are Affordable Units for Qualifying Residents. Forty nine (49) of the units are for very low income

residents and one unit is manager's unit. Therefore, the requested incentive of waiving the covered parking requirement of the Village Specific Plan is consistent with Density Bonus law.

SECTION 4: Based on the findings set forth in Sections 2 and 3, and subject to the conditions attached hereto, the Planning Commission hereby approves the Final Development Plan 14-FDP-02 subject to the attached conditions.

PASSED, APPROVED and ADOPTED this 2nd day of October 2014.

_____
Craig Adams
Chair

ATTEST:

_____
Clare Barcelona
Planning Commission Secretary

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) SS
CITY OF BUELLTON)

I, Clare Barcelona, Planning Commission Secretary of the City of Buellton, do hereby certify that the foregoing Resolution No. 14-08 was duly approved by the Planning Commission of the City of Buellton at a meeting held on the 2nd day of October 2014, by the following vote, to wit.

AYES: (0)

NOES: (0)

ABSENT: (0)

NOT VOTING: (0)

IN WITNESS WHEREOF, I have hereunto set my hand this 2nd day of October, 2014.

Clare Barcelona
Planning Commission Secretary

CONDITIONS OF APPROVAL

VILLAGE SENIOR APARTMENTS
FINAL DEVELOPMENT PLAN 14-FDP-02

A. GENERAL PROVISIONS

1. **Project Description.** The approval granted herein is based upon and limited to compliance with the Project Description and conditions of approval set forth below. The Project Description is as follows: A request by Oak Springs Village Properties, LLC, property owner, and Nicole Norori, Cabrillo Economic Development Corporation, agent (the "Applicant") for Final Development Plan 14-FDP-02 for the Village Senior Apartments, a 50-unit apartment complex located on a 2.0 acre site (the "Project"). The Project is located at the northeast corner of Highway 246 and McMurray Road, Assessor's Parcel Number 137-090-045 (the "Property"). The Project plans that are included in this approval are dated August 11, 2014. The approved color palette is shown on the color and materials boards. Any deviations from the Project Description, exhibits or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require formal modification of the approval and/or further environmental review. Deviations without the above-described authorization will constitute a violation of this approval.

2. **Additional Permits Required.** Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the Applicant shall: (i) obtain a Zoning Clearance (hereinafter defined below); and (ii) obtain all other permits and approvals that may be required by operation of the Buellton Municipal Code (e.g., grading permit, building permit, encroachment permit, etc.). Before any Zoning Clearance will be issued by the City, the Applicant must obtain written clearance from all departments having jurisdiction; such clearance shall indicate that the Applicant has satisfied all pre-construction conditions of approval. To the extent any condition or provision of the approval set forth herein is incompatible with or at variance with any other permit for the Project, the most restrictive condition and provision shall prevail.

3. **Print & Illustrate Conditions on Plans.** All conditions of approval shall be printed in their entirety on applicable pages of final development, grading and construction plans submitted to the City.

4. **Terminology.** Except where otherwise noted, the terms appearing throughout the conditions of approval set forth herein shall have the meanings as defined below. Capitalization is used to identify defined terms and shall have the meanings as set forth below unless the context in which they are used clearly requires otherwise.

a. **"Applicant"** means Oak Springs Village Properties, LLC, property owner, and Nicole Norori, Cabrillo Economic Development Corporation, agent, and includes all agents, subdividers, developers, contractors, workers and personnel employed on the Project, as well as all successors and assigns of interest.

b. **"Building Department"** means the Building and Safety Division of the County (and all successors and assigns thereof), on behalf and under contract to the City to perform building plan check and inspection services.

c. **"City"** means the City of Buellton and includes the City Manager, City Engineer, Planning Director and all other duly appointed officials having responsibility for land use matters, as well as their respective assignees (e.g., Department staff members). Unless otherwise indicated, the Planning Department shall be the primary point of contact for the City.

d. **"County"** means the County of Santa Barbara.

e. **"Final Building Inspection Clearance"** means acknowledgement by the Building Department that construction of the Project has been completed in full compliance with plans and specifications approved by the City and the Building Department. Such acknowledgement is typically evidenced by signature of appropriate staff on the building permit inspection form.

f. **"Fire Department"** means the Fire Department of the County (and all successors and assigns thereof), furnishing fire prevention and protection services to the City by operation of special district.

g. **"Mitigation Measures"** means conditions and measures required to mitigate environmental effects of the Project as identified in General Plan Update EIR in connection with the Project under the provisions of the California Environmental Quality Act of 1970, as applicable.

h. **"Entitlement"** means the type of land use permit required by the Buellton Municipal Code in connection with the Project for which approval is granted herein.

i. **"Project"** means and includes all of the actions described in the Project description above.

j. **"Project Inspection"** means a field inspection and documentation review performed by the Planning Director at the time of Final Building Inspection Clearance to verify that the Project has been completed in full compliance with the terms and conditions of approval. The Project

Inspection shall be performed upon completion of construction and the Project must be fully compliant with all terms and conditions of approval prior to and as a condition precedent to obtaining Final Building Inspection Clearance.

k. **"Project Manager"** means person or personnel of the City assigned to oversee and administer the Permit including, but not limited to, compliance with the Mitigation Measures set forth herein.

l. **"Property"** means the land and improvements identified in the Project Description.

m. **"Property Owner"** means Oak Springs Village Properties, LLC, and includes all persons and entities possessing fee title (in full or in part) to the site of the Project, and all successors and assigns of such persons and entities.

n. **"Zoning Clearance"** means approval granted pursuant to 19.08.100 of the Buellton Municipal Code requisite to issuance of a building permit for authorized construction or land development activities.

5. **Interpretations and Exceptions.** The Planning Director is authorized to render decisions as to the applicability or interpretation of the conditions set forth herein, including minor changes, when the strict application of the conditions conflicts with the underlying purpose of the conditions or creates undue hardship or administrative burden. Any administrative change granted shall be subject to such conditions as will: (i) assure that the adjustment thereby authorized shall appropriately implement purposes and objectives of the original conditions; and (ii) not change or compromise the effectiveness of the original conditions. As an example, and for illustrative purposes only, the Planning Director may modify the implementation timing of specific conditions at the mutual convenience of the City and Applicant. Minor changes authorized pursuant to this condition shall not require separate processing of a formal amendment.

6. **Indemnity.** Applicant agrees, at its sole cost and expense, to defend, indemnify, and hold harmless the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third-party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul all, or any part, of the approval, decision or action of the City Council, Planning Commission, or other decision-making body, or staff action concerning the Project.

7. **Legal Challenge.** In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the Applicant in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided for by law, this approval shall be suspended pending

dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action.

8. **Approval Limitations.** This approval is issued pursuant to the provisions of Title 19 of the Buellton Municipal Code and is subject to the foregoing conditions and limitations. Failure to comply with said conditions of approval may subject the Applicant to remedies and penalties specified in the Buellton Municipal Code.

9. **Compliance Costs.** All projects are subject to Project Inspection that is funded under existing permit fees. This condition shall serve as implementation of the Mitigation Monitoring and Reporting Program for the Mitigation Measures as well as the general conditions of approval set forth herein. The Applicant agrees to participate in this permit compliance program and to fund all reasonable expenses incurred by the City and/or City contractors for permit condition implementation, reasonable studies, and emergency response directly and necessarily related to monitoring and enforcement of these permit conditions and applicable City ordinances. Any staff time spent in excess of the Applicant's current deposit will be billed to the Applicant and the Applicant shall reimburse City within 30 days of invoicing by City.

10. **Enforcement Costs.** In the event the City determines that it is necessary to take legal action to enforce any of the conditions of approval herein, and such legal action is taken, the Applicant shall be required to pay any and all costs of such legal action, including reasonable attorney's fees, incurred by the City, even if the matter is not prosecuted to a final judgment or is amicably resolved, unless the City should otherwise agree with the Applicant to waive said fees or any part thereof.

11. **Failure to Comply.** In the event that the Applicant fails to comply with any order of the City issued hereunder or any injunction of the Superior Court, it shall be liable in accordance with the provision of Section 1.32 of the Buellton Municipal Code.

12. **Access to Records and Facilities.** As to any condition that requires for its effective enforcement the inspection of records or facilities by City or its agents, the Applicant shall make such records available or provide access to such facilities upon reasonable notice from City

13. **Payment of Fees.** All applicable fees associated with development of the Project shall be paid by the Applicant at the time such fees become payable as provided by Buellton Municipal Code or otherwise stipulated in this approval (whichever date is sooner), and the amount payable shall be based on the those fee schedules adopted by the City and then in effect at the time such fees become payable.

14. **Acceptance of Conditions.** The Applicant shall acknowledge and agree to all conditions of this approval within 60 days of the notice of final action, evidenced by the Applicant's signature on the space provided at the end of this document. The Applicant shall record this document on title to the subject Property prior to or

concurrently with the filing of a Zoning Clearance. The Applicant, and all successors or assignees, are responsible for complying with all conditions of approval. Any zoning violations concerning the installation, operation, and/or abandonment of the Project are the responsibility of the Applicant, and all successors or assignees.

B. ENVIRONMENTAL MITIGATION MEASURES

Aesthetics

15. **AES-1(a) Lighting/Compatibility.** Prior to development of each development phase, proposed lighting shall be indicated on site plans that demonstrate that spillover of lighting would not affect residential areas located east of the site. The lighting plan shall incorporate lighting that direct light pools downward to prevent glare on adjacent and surrounding areas. Lights shall have solid sides and reflectors to further reduce lighting impacts by controlling light spillage. Light fixtures that shield nearby residences from excessive brightness at night shall be included in the lighting plan. Non-glare lighting shall be used. The design, scale, and character of the Specific Plan residential building architecture shall be generally compatible with the scale of existing residential uses east of the site.

16. **AES-1(b) Entrance Monuments.** Site entrance monuments shall not be visually prominent and shall be consistent with the natural rural character of the area.

17. **AES-1(e) Wall and Fence Articulation.** Long expanses of walls (including sound walls) or fences should be interrupted with offsets and provided with accents to prevent monotony. Landscape pockets should be provided. Walls and fences should be designed in a style, materials and color to complement adjacent buildings.

18. **AES-1(f) Clear Excess Debris.** The future developers of the Specific Plan components shall clear the site of all excess construction debris when completed with individual development phases.

Agricultural Resources

19. **AG-2(b) Previously Unidentified Hazardous Materials**. In the event that hazardous waste and/or materials are encountered during construction, the following actions shall be taken by the future developers of the Specific Plan components or authorized agents thereof: (1) all work in the vicinity of the suspected contaminant will be halted; (2) all persons shall be removed from the area; (3) the site shall be secured under the direction of the Fire Department; and (4) the Hazardous Waste/Materials Coordinator shall be notified. Work shall not recommence until such time as the find is evaluated and appropriate measures are implemented as necessary to the satisfaction of the California Department of Toxic Substances Control.

Air Quality

20. **AQ-1(a) Energy Saving Services Information.** The following energy-conserving techniques shall be incorporated unless the applicant and/or future developers of the Specific Plan components demonstrate their infeasibility to the satisfaction of Planning Department staff:

- Installation of heat transfer modules in furnaces;
- Use of light colored water-based paint and roofing materials;
- Use of natural lighting;
- Use of concrete or other non-pollutant materials for parking lots instead of asphalt;
- Installation of energy efficient lighting;
- Use of landscaping to shade buildings and parking lots;
- Installation of sidewalks and bikepaths;
- Installation of covered bus stops to encourage use of mass transportation

21. **AQ-1(b) Alternative Transportation Information.** The future developers of the Specific Plan components shall provide, as part of the sale of each housing and commercial unit, an information packet on carpooling and vanpooling and bus schedules with routes most accessible to the development. The packet shall also include information on purchasing less polluting or alternatively fueled vehicles, which is available from SBCAPCD.

22. **AQ-3(a) Dust Generation.** If the construction site is graded and left undeveloped for over four weeks, the applicant and/or future developers of the Specific Plan components shall employ the following methods immediately to inhibit dust generation:

- Seeding and watering to revegetate graded areas; and/or
- Spreading of soil binders; and/or
- Other soil stabilization methods deemed appropriate by the Planning Department

23. **AQ-3(b) Watering.** Water trucks shall be used during construction to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would require two daily water applications (once in late morning and once at the end of the workday). Increased watering shall be performed whenever wind speeds exceed 15 mph.

24. **AQ-3(c) Disturbed Area.** The amount of disturbed area shall be minimized and on-site vehicle speeds shall be reduced to 15 mph or less.

25. **AQ-3(d) Gravel Pads.** Gravel pads shall be installed at all access points to minimize tracking of mud onto public roads.

26. **AQ-3(e) Volatile Organic Compounds (VOC).** Low VOC asphalt and low VOC architectural coating will be used whenever feasible.

27. **AQ-3(f) Soil Stockpiling.** If importation, exportation, or stockpiling of fill material is undertaken, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Vehicles transporting soil material to or from the site shall cover the soil with tarps from the point of origin to the point of disposition.

28. **AQ-3(g) Land Clearing.** After clearing, grading, earth-moving or excavation is completed, the disturbed area shall be treated by watering, revegetation, or by spreading soil binders until the area is paved or otherwise developed.

29. **AQ-3(h) Monitoring of Dust Control Program.** The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress.

30. **AQ-3(i) Construction Equipment Requirements.** In order to reduce NO_x and ROC emissions, any construction equipment used on the site must meet the following conditions:

- Heavy-duty diesel-powered construction equipment manufactured after 1996 (with federally mandated "clean" diesel engines) should be used wherever feasible;
- The engine size must be the minimum practical size;
- The number of pieces of equipment operating simultaneously must be minimized through efficient management practices;
- Construction equipment must be maintained in tune per manufacturer's specifications;
- Equipment shall be equipped with 2 to 4-degree engine timing retard or precombustion chamber engines;
- Catalytic converters shall be installed, if feasible;
- Diesel catalytic converters shall be installed, if available;
- Diesel-powered equipment such as booster pumps or generators should be replaced by electric equipment, if feasible; and
- Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.
- Diesel particulate emissions shall be reduced using EPA or California-certified and/or verified control technologies like particulate traps.

31. **AQ-4(a) Bicycle and Pedestrian Paths**. The project shall incorporate pedestrian and bicycle paths on-site that link to existing bicycle routes and walkways offsite. The purpose would be to provide alternative access to existing bus stops.

32. **AQ-4(b) Distribution of Alternative Transportation Information.** The applicant shall provide an on-site bulletin board specifically for the posting of bus schedules and notices of availability for car-pooling and/or shall distribute such information to property owners upon occupancy.

Noise

33. **N–1(a) Construction Equipment.** All stationary construction equipment shall be located at least 300 feet from occupied on- and off-site residences and the adjacent hotel structure west of the site unless noise reducing engine housing enclosures or noise screens are provided by the contractor. All construction equipment powered by internal combustion engines shall be properly muffled and maintained. Unnecessary idling of internal combustion engines shall be prohibited.

34. **N–1(b) Sound Wall Construction.** The proposed 8-foot-high sound wall along the eastern site boundary shall be installed during the first phase of development (Split Face).

35. **N-5(c) Disclosure of Nuisance**. Upon the transfer of residential property on the site, the transferor shall deliver to the prospective transferee a written disclosure statement which shall make prospective home buyers aware that although potential impacts or conflicts between commercial and residential uses (e.g., noise) may be lessened by proper maintenance, some level of incompatibility between the two uses would remain.

Transportation and Circulation

36. **T-2(a) Internal Access Improvements.** The internal loop of the site road shall be posted "no parking" on one side of the road to reduce the potential for conflict between through vehicles and parked vehicles. As a means to improve site access and enhance on-site circulation, the internal circulation roads should be striped and signed in a manner consistent with the Manual on Uniform Traffic Control Devices.

37. **T-2(b) Driveway Alignment.** The McMurray Road driveways should be aligned opposite the existing driveways to reduce potential conflicts. Aligning the Specific Plan site driveways with the existing opposing driveways would create an attractive draw away from Highway 246, which would reduce impacts at the Highway 246 access.

C. ENGINEERING CONDITIONS

PRIOR TO GRADING PERMIT ISSUANCE:

38. **Grading and Utility Plans.** Applicant shall cause to be prepared by a Civil Engineer, registered in the State of California, grading and utilities improvement

plans, including, but not limited to, street, water, sewer, and storm drain improvements. An engineering cost estimate shall be submitted with the grading and improvement plans along with any calculations, signed/stamped certifications and plan check processing fees.

39. **Frontage Improvement Plans.** Plans for the full street width frontage improvements shall be drawn by a California Registered Civil Engineer. Drawings shall be prepared on 24-inch by 36-inch mylar (4 mil) showing all proposed improvements including, but not limited to, curbs, gutters, sidewalks, paving, driveway cuts, storm drains, street lights, utilities, and street trees.

40. **Bus Turn Out.** Frontage improvements shall include adequate bus turn out and shelter. Design of these facilities shall include adequate public sidewalk with appropriate ADA width behind the shelter. Should additional public easement be required to accommodate these facilities, the property owner shall grant the appropriate easement to the City.

41. **Soils Report.** At the time that Improvement Plans and/or Grading and Drainage Plans are submitted for review and approval by the City Engineer, two copies of a Soils Report, prepared by a California Registered Geologist or Soils Engineer, shall be submitted. The Report shall address soils engineering and compaction requirements, R-values, and other soils and geology related issues (including liquefaction) and shall contain recommendations as to foundation design, and paving sections, where applicable for the project.

42. **Erosion Control.** Erosion Control Plans shall be completed and submitted to the City Engineer for review and approval. Appropriate BMP measures shall be undertaken at *all* times. This shall be in compliance with the Regional Water Quality Control Board requirements. NOI shall be filed. A SWPPP shall be developed for the project site; draft copy shall be submitted for review prior to issuance of the grading permit. SWPPP shall be on-site at all times.

43. **Hydrology Report.** At the time that Improvement and/or Grading and Drainage Plans are submitted for review and approval by the City Engineer, a complete hydrology/hydraulic report shall be submitted by the applicant's engineer determining the adequacy of the proposed drainage system and the adequacy of the existing downstream system. A rain fall frequency of twenty-five (25) years shall be used for sizing piping and inlet structures. If no overland escape is available, 100-year flows shall be used as the basis of design. Santa Barbara County Engineering Design Standards shall be used. In addition, the report shall discuss the required stormwater management plan requirements and the LID proposed for compliance. CASQA Manuals and Guidelines shall be used for references.

44. **Stormwater.** Development shall be undertaken in accordance with conditions and requirements of the State of California Regional Water Quality Control Board.

Project Grading and Storm Drain Improvement Plans shall identify and incorporate Best Management Practices (BMPs) appropriate to the uses conducted on-site and during construction to effectively mitigate storm water pollution during construction as well as post-construction.

Stormwater management shall be incorporated in the improvement plans (low impact development). Pre and post development hydrology shall be consistent, considering flow volume and discharge. Design measures that minimize storm water run-off shall be incorporated. When possible, grading and drainage shall be designed so that the Effective Impervious Area is minimized. Examples include curb openings integration to enable run-off direction towards landscaped areas and impervious surfaces for infiltration.

A Storm Water Control Plan that analyzes the potential flows, run-off and drainage management area's and proposed lid improvements to address run-off and water quality, including a maintenance/water quality control plan, shall be submitted. This document shall include an owner's statement that maintenance of facilities will occur regularly (at least twice annually) and will be ongoing. The plan shall include an annual maintenance report which must be signed/certified by the QSD/QSP, property owner and contractor and submitted to the Public Works Department.

45. **Detention Basin.** Subsurface detention basin shall include appropriate access for regular maintenance and inspection.

46. **Fire Department Review of Improvement Plans.** Applicant shall submit improvement plans for concurrent review with the Santa Barbara County Fire Department and shall provide documentation of submittal along with grading and utility improvement plans to the City Engineer. A copy of the Fire Department approval shall be submitted prior to issuance of grading permit.

47. **Right-of-Way Improvements.** Driveway, sidewalk and any other improvements made within the public right-of-way shall be shown on a separate sheet. These improvements shall utilize City of Buellton standard details and provide for ADA access.

48. **Final Plans.** Upon approval of the final plans, the applicant shall furnish original stamped mylars to the City Engineer for signature and reproduction for permitting purposes. A final Engineer's estimate shall be prepared (updated from the original submittal and shall utilize prevailing wage rates) and permit/inspection fees paid.

49. **Grading and Utility Bond.** A faithful performance and labor/material bond for the grading and utilities (each to be equal to 100% of the final City Engineer's estimate of costs, which shall include a 20% contingency), or equivalent form of guarantee, shall be posted by the applicant. The bonds shall remain in effect until the completion of the project and a certificate of occupancy has been issued, at

which time, 10% of the bond shall be retained for a warranty period of 1 year and until receipt of As-built Record Drawings.

PRIOR TO BUILDING PERMIT ISSUANCE:

50. **Grading Permit.** The applicant shall obtain a grading permit from the City Engineer prior to obtaining a building permit.

51. **Rough Grading.** Rough grading certification by the geotechnical engineer shall be approved by the City Engineer prior to obtaining a building permit.

52. **Industrial Waste Discharge Permit.** The applicant shall obtain an industrial waste discharge permit, as applicable, from the City Public Works Department prior to obtaining a building permit.

53. **Water and Sewer Fees.** The applicant shall pay water and sewer utilities fees to the City Public Works Department prior to obtaining building permit. In addition, all pretreatment and FOG compliance requirements must be in place prior to payment of water/sewer fees and occupancy.

PRIOR TO OCCUPANCY CLEARANCE:

54. **As-Built Record Drawings.** The applicant shall complete all required improvements to the satisfaction of the City Engineer. The applicant shall furnish the mylar or a reproducible copy of the improvement plans to the City Engineer, modified to reflect field changes made during construction and stamped "As-Built Record Drawings."

55. **Tract 31052/Public Improvements.** Prior to issuance of occupancy clearance for the first building, all public improvements associated with Tract 31052 needed to support the project pursuant to the Village Specific Plan shall be constructed and accepted by the City Engineer.

GENERAL CONDITIONS:

56. **Public Improvement Standards.** Unless superceded by Caltrans all public improvements shall be designed and constructed in conformance with The City of Buellton Standards, and when applicable, the Santa Barbara County Standards.

57. **Easements.** Existing and proposed easements for all utilities shall be located and described on the engineering plans.

58. **Utilities.** All other utilities shall be shown on the plans.

59. **Public Trails Easement.** An easement shall be dedicated and recorded for public access and trails for the trail along the east property line as shown on the plans. Developer shall construct and provide ongoing maintenance of these facilities as part of their regular site maintenance requirements.

D. PLANNING CONDITIONS

60. **Zoning Clearance.** As a condition precedent to obtaining building permits, and prior to improving any portion of the Property or commencing any work pertaining to the Project approved herein, the Applicant shall obtain Zoning Clearance from the Planning Director. Zoning Clearance shall only be granted upon satisfying all conditions precedent to construction as stated in these conditions of approval.

61. **Performance Standards.** The design, operation, and use of the Project and Property shall comply with all outdoor storage, trash collection design, performance standards, landscaping requirements, and lighting provisions of the Buellton Municipal Code. All exterior lighting shall be located and designed so as to avoid creating substantial off-site glare, light spillover onto adjacent properties, or upward illumination into the sky. In addition, the Property shall be maintained in strict compliance with the following additional standards:

a. Use Limitations. No building or other improvement upon the Property shall be constructed, maintained, or used for any purpose other than that which is allowed by the Buellton Municipal Code or otherwise stipulated in the conditions of approval herein. Furthermore, the Property shall be maintained in strict compliance with the following additional standards:

(1) Unobstructed Access. All driveways and areas designated for off-street parking shall remain accessible at all times. Except as allowed by revocable license approved by the City, parking shall not be allowed on driveways at anytime.

(2) Vehicle Repair. No disassembly, repair or any other work shall be performed on any vehicle, machine, motor, appliance or other similar device shall be allowed on any portion of the Property except or unless such work and device is wholly removed from public view.

(3) Exterior Storage. No storage of any goods, materials or equipment shall be permitted on the Property except within the confines of fully enclosed buildings.

b. Prohibited Activities. No person owning, leasing, occupying or having charge or possession of the Property, or any portion thereof, shall maintain or use the premises in such a manner that any of the following conditions are found to exist:

(1) Fire and Explosion Hazards. Storage and transportation of flammable or explosive materials, as defined by the County of Santa Barbara Fire Department, which are provided without adequate safety devices against

the hazard of fire and explosion and adequate firefighting and fire-suppression equipment and devices, standard in the industry.

(2) Fissionable, Radioactivity or Electrical Disturbance. Storage or use of fissionable or radioactive material, if their use or storage results at any time in the release or emission of any fissionable or radioactive material into the atmosphere, the ground, or sewage systems, or any activities which emit electrical disturbances, affecting the operation at any point of any equipment other than that of the creator of such disturbance.

(3) Glare, Humidity, Heat and Cold. Direct or sky-reflected glare, whether from floodlights or from high temperature processes, or humidity, heat or cold that is produced and is perceptible without instruments by the average person at the Property line.

(4) Liquid and Sold Wastes. Discharge at any point into any public sewer, private sewage disposal system, or stream, or into the ground, of any material of such nature or temperature as can contaminate any water supply, interfere with bacterial processes in sewage treatment, or otherwise cause the emission of dangerous or offensive elements, except in accordance with standards approved by the California Department of Public Health or such other governmental agency as shall have jurisdiction over such activities.

(5) Odors. Emissions of odorous gases or other odorous matter that is produced in nuisance quantities at the Property line.

(6) Particulate Matter and Air Contaminants. Emissions, including but not limited to, fly ash, dust, fumes, vapors, gases, and other forms of air contaminants which are produced from any facility or activity which are readily detectable without instrument by the average person at the Property line which can cause any damage to health, animals, vegetation or other forms of property, or which can cause excessive soiling at any point.

(7) Vibration. Ground vibration that is produced and is discernible without instruments to the average person at the Property line. Ground vibration caused by motor vehicles, trains, aircraft, and temporary construction or demolition work is exempted from this standard.

(8) Prohibition of Dangerous Elements. Land or buildings which are used or occupied in any manner so as to create any dangerous, noxious, injurious or otherwise objectionable fire, explosive or other hazard; noise or vibration; glare; liquid or solid refuse or waste; or other dangerous or objectionable substance, condition, or element in such a manner or such an amount as to adversely affect other uses.

(9) Noise. Unless otherwise provided for, no person shall operate or cause to be operated any source of sound at or on the Property, or allow the creation of any noise on the Property owned, leased, occupied or otherwise controlled by such person which causes the noise level when measured on any receiving property to exceed the noise level limits set forth by the Buellton Municipal Code as adopted and amended.

62. **Fire Department.** The Project is located within the jurisdiction of the County Fire Department and shall comply with all applicable standards of that agency.

63. **Building Standards.** All building construction shall be designed and performed in accordance with the currently adopted California Building Code, and all other appropriate sections of the Buellton Municipal Code, State of California energy conservation standards and Title 24 handicap accessibility standards. All necessary plans and documentation shall be submitted at time of plan check including, but not limited to, complete architectural plans and appropriate engineering calculations prepared by a California Licensed Architect or Engineer.

64. **Grading and Drainage.** All building construction, grading and drainage shall be designed and performed in accordance with the currently adopted Excavation and Grading Code and all other appropriate sections of the Buellton Municipal Code and Santa Barbara Flood Control Design Standards dealing with grading, drainage and public improvements. Prior to construction, necessary plans and documentation shall be submitted for review and approval by the City Engineer including, but not limited to, complete civil engineering drawings, public improvement plans, utility specifications and appropriate engineering calculations prepared by a California Registered Civil Engineer.

65. **Construction Noise Reduction.** Prior to issuance of building permit, the Developer shall provide proof that all construction equipment utilizing internal combustion engines have mufflers that are in good condition. Stationery noise sources shall be located at least 300 feet from occupied dwelling units unless noise reducing engine housing enclosures or noise screens are provided by the contractor. Equipment mobilization areas, water tanks, and equipment storage areas shall be placed in a central location as far from existing residences as feasible.

66. **Final Occupancy Clearance.** No Final Building Inspection Clearance or release of occupancy will be granted for any building on the Property until all construction is completed and all improvements and landscaping associated with the Project are installed in accordance with the plans approved and the conditions specified herein. Exceptions to this requirement may be granted subject to: (i) approval of the City Engineer and Planning Director; (ii) assurance that unfinished items will be completed within a reasonable period of time (including, but not limited to, the posting of appropriate performance security to assure such

completion); (iii) essential infrastructure necessary to serve the entire Project is fully installed; and (iv) public safety and convenience is appropriately protected.

67. **Property Maintenance.** The Project and Property, including the landscaping, shall be maintained in a continuous state of good condition and repair, in full compliance with all approved plans, specifications and conditions of approval. Corrective improvements shall be undertaken as necessary to continuously conform with and implement conditions of Project approval including, as applicable, repair, repainting and/or replacement of Project components as needed. Where a Project is found to be non-compliant, the Applicant shall adhere to City recommendations to bring the Project into compliance.

68. **Community Design Guidelines.** The Project shall be in conformance with the Community Design Guidelines.

69. **Project Inspections.** Upon completion of construction and prior to occupancy or use, the Planning Director shall conduct a Project Inspection prior to and as a condition precedent to obtaining Final Building Inspection Clearance. Compliance with all conditions of approval is a pre-requisite to obtaining the Final Building Inspection Clearance.

70. **Landscape Installation.** Prior to obtaining Final Building Inspection Clearance, all landscaping and irrigation shall be completed and fully installed in accordance with the approved landscape plan required as part of the building permit plans, and open areas visible from public rights-of-way shall be landscaped and irrigated.

71. **Landscape Maintenance.** Following installation, all landscaping shall be continuously maintained thereafter for a period of not less than three (3) months or until such time that all plant material has been completely established. The Planning Director shall inspect or cause to be inspected all landscaped areas prerequisite to granting Final Building Inspection Clearance. A formal written request for such inspection shall be accompanied by a certification from the Project landscape architect as to the Project's conformity with the approved plans and specifications, together with a twelve (12) month warranty on all landscaping materials.

72. **Landscape Maintenance Agreement.** The Applicant shall acknowledge and sign the City's Landscape and Maintenance Agreement prior to issuance of the first building permit. The Applicant, and all successors or assignees, are responsible for complying with all conditions of the Agreement. Any violations of the Landscape and Maintenance Agreement may result in Code Enforcement action.

73. **Landscape Surety.** Prior to issuance of a building permit, a surety for installation of the landscaping and irrigation, and for maintenance for one year, shall be

posted in a form acceptable to the City. The surety estimate shall be submitted as part of the building permit submittal.

74. **Approval.** Approval of 14-FDP-02 (the "Permit") is granted to the Applicant for the Property as identified in the Project Description. Except or unless indicated otherwise herein, all buildings, driveways, parking areas, and other facilities or features shall be located and maintained substantially as shown on the exhibits accompanying the application for the Project.

75. **Development Time Frame.** Building construction must be started not later than five years after approval of the Final Development Plan, or if a Permit is issued within the five year period, construction must be diligently pursued thereafter, or this approval will be revoked pursuant to the Buellton Municipal Code. However, if the approved plans and adjacent areas are unchanged, the Planning Director may grant one additional 12-month extension of time for construction of the Project. Start of construction is defined as:

    a. All zoning and related approvals are effective; and

    b. All required building and grading permits have been issued; and

    c. The "foundation inspection" and "concrete slab or under floor inspection" as defined in the California Building Code or its successor have been made and received approval from the Building Department, i.e., all trenches must be excavated, forms erected, and all materials for the foundation delivered on the job and all in-slab or under floor building service equipment, conduit, piping accessories and other ancillary equipment items must be in place. Nothing in this definition shall be construed to alter the applicable legal standards for determining when vested property rights have arisen.

76. **Parking.** A total of 71 parking spaces are required for the Project. This includes two spaces each for the 2-bedroom unit (2 spaces), one space each for the 1-bedroom units (49 spaces), one visitor space for each five units (10 guest spaces), and one space per 300 square feet for the Senior Center (10 spaces). 76 parking spaces are proposed. Covered parking is waived pursuant to the requirements of the Density Bonus section of the Municipal Code (Section 19.16.018 (B)(1)(a)).

77. **Signage.** The monument sign as shown in the plans date stamped August 13, 2014, is approved. Any additional signage will require approval by the Planning Director.

78. **Architectural Design.** The architectural design of the buildings shall conform to that shown on the architectural elevations and color boards for the project with a design style of Ranch.

79. **Architectural Details.** Details shall be provided on the construction plans to show compliance with the Community Design Guidelines. This includes roof overhangs, window and door trim, pop-out trim, and gutters. Show size of wood elements such as columns and trellis beams.

80. **Masonry Wall.** An eight foot high split face masonry wall is required along the east property line.

81. **Lighting.** All new exterior lighting fixtures shall comply with the design requirements of the Community Design Guidelines and shall protect dark skies. All lighting shall be LED or Inductive technology or other energy efficient type of lighting. Decorative lighting is required.

82. **Village Specific Plan.** The project is subject to the standards and requirements of the Village Specific Plan.

83. **Trees.** All trees shall be 24-inch box trees.

84. **Damaged Landscaping.** Any landscaping damaged on adjoining properties shall be replaced on a one to one ratio, except that oak trees shall be replaced on a 3 to 1 ratio.

85. **Pedestrian Paths.** The public pedestrian paths along the east property line and a portion of the north property line are required to be installed. Textured pavement shall be used for the paths.

86. **Covenants, Codes and Restrictions (CC&Rs).** CC&Rs for the Project shall be submitted for review to the Planning Director, City Engineer, and City Attorney and shall include the following:.
    - The developer is required to disclose to all future tenants the presence of the active horse ranch just to the north of the Village Specific Plan site.

87. **Senior Residents.** The apartments shall be occupied by individuals or households at least 62 years of age or older. Qualified Senior Residents shall also include residents younger than 62 years of age provided that such individual falls within one of the exceptions set forth in California *Civil Code* Section 51.3 and sections amendatory or supplementary thereto.

E. AFFORDABLE HOUSING

88. **Affordable Housing.** The Village Specific Plan requires that 20% of the residential units be made affordable in the very low, low, and moderate income categories. The Village Townhomes project (156 units) and the Village Senior Apartments project (50 units) provide a total of 206 units. Therefore, 41.2 affordable units are required per the Village Specific Plan. The Applicant meets this requirement by providing 49 very low income units and would satisfy the affordable requirement for the entire Village Specific Plan area.

As a condition precedent to obtaining a building permit, the Applicant shall prepare and submit an Affordable Housing Agreement in City standard format for review and approval by the City Council prior to execution. The purpose of the Affordable Housing Agreement is to create easements, conditions, covenants, restrictions, liens, servitudes, and charges upon and subject to which Senior Affordable Units and each and every part and portion thereof shall be occupied, owned, maintained, held, leased, rented, sold, and conveyed. As a condition prerequisite to obtaining a Final Building Inspection Clearance, the Affordable Housing Agreement shall be recorded against the units having such affordable requirements, in this case all 49 units. The form and content of the Affordable Housing Agreement shall be determined by the City and, among things, address: (i) the size, type and location of Affordable Units to be constructed on-site; (ii) affirmative marketing procedures and the City's right of first refusal to occupy Affordable Units with Target Households of its choosing; (iii) income verification, tenant screening, eligibility re-certification and inspection procedures, with the Applicant's obligation to pay an annual monitoring fee for the term of required affordability; and (iv) tenant relocation requirements, rights of continued occupancy and tenant occupancy standards.

89. **Duration of Affordability.** Except to the extent a longer period of time may be required by other provisions of law, all Affordable Units required shall remain affordable, and occupied by, the Target Households for the longest feasible time, but for not less than the following: (i) 55 years for renter-occupied dwelling units.

90. **Operative Terms.** The determination of income, computation of affordable housing costs, definition of Target Households and all other operative terms bearing on the provision of the Affordable Units shall be governed by the provisions of the Affordable Housing Ordinance ("AHO") codified in Chapter 19.16 of the Buellton Municipal Code. Any in-lieu fees are based on the most current fee schedule for the Santa Ynez Housing Market Area as periodically updated by the County of Santa Barbara Housing and Community Development Department.

91. **Property Management.** The Property Owner shall adhere to the following Property management practices:

a. Management Agent. The Property Owner shall insure that the Property will be operated by an experienced management agent (the "Management Agent"), reasonably acceptable to the City. The Property Owner and Management Agent shall operate the Project, including the Affordable Units, in a manner that will provide decent, safe, and sanitary residential facilities to the occupants thereof. The Property Owner and Management Agent shall insure that all nuisance issues and parking violations are taken care of and resolved in a timely manner. The Property Owner and

Management Agent shall comply with the reporting requirements and inspection requirements stipulated in the Affordable Housing Agreement.

b. Performance Review. Upon the City's request, but not more often than annually, the Property Owner and Management Agent shall cooperate with the City in the periodic review of management practices and conditions of the Property, and for compliance with the notification requirements of the Affordable Housing Agreement.

c. Replacement of Management Agent. Any contract for the operation or management of the Property entered into by the Property Owner shall provide that the contract may be terminated upon thirty (30) days written notice. The Property Owner's failure to remove the Management Agent after written notice from the City requesting replacement of the Management Agent and setting forth the reasons for the request shall constitute a default under the Affordable Housing Agreement.

F. FIRE DEPARTMENT CONDITIONS

92. **Fire Protection Certificate.** Fire Protection Certificates will be required.

93. **Elevator.** Elevators installed for this project require the elevator car to be able to accommodate a 24-inch by 84-inch ambulance stretcher in the horizontal, open position.
- Emergency medical services symbols shall be placed on both sides of the elevator car door frame.
- The symbol shall be a minimum of 3 inches high.

94. **Access.** Access shall be as shown on plans dated August 11, 2014, received August 15, 2014.
- Surface shall be paved.
- A minimum of 13 feet, 6 inches of vertical clearance shall be provided and maintained for the life of the project for emergency apparatus access.

95. **Structure Height.** Any structure that exceeds 30 feet in height shall meet the CFC Section D105 requirements.

- **D105.1** Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of the pitched roof, the intersection of the roof to the exterior wall, or the top of the parapet walls, whichever is greater.
- **D105.2** Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

- **D105.3** At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. This side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.
- **D105.4** Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

96. **Temporary Addresses.** Temporary address posting is required during construction.

97. **Fire Hydrants.** Two new fire hydrants shall be installed.

- The Fire Department shall have on file a set of approved fire hydrant plans prior to any work being started.
- Commercial fire hydrants shall consist of one 4-inch outlet and two 2-1/2-inch outlets.
- A set of approved fire hydrant plans, stamped and dated by the Fire Department shall be kept at the job site and available on request.
- Water systems shall be installed exactly as the approved fire hydrant plans dictate. No changes or modifications to these plans shall take place without prior Fire Department approval.
- No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by a Fire Department representative.

98. **Fire Lanes.** Signs indicating "Fire Lane – No Stopping" shall be placed every 150 feet as required by the Fire Department. Refer to current adopted California Fire Code.

99. **Portable Fire Extinguishers**. Portable fire extinguishers are required and shall be in accordance with the current adopted Santa Barbara County Code Chapter 15.

100. **Fire Sprinklers.** An automatic fire sprinkler system shall be installed.

- Fire sprinkler plans shall be approved by the Fire Department prior to installation.
- A set of approved plans, stamped and dated by the Fire Department shall be kept at the job site and available upon request.
- The Fire Department shall determine the location of any Fire Department connection (FDC) that may be required.
- FDC shall be labeled per NFPA 13.
- Water systems shall be installed exactly as the approved plans dictate. No changes or modifications to these plans shall take place without prior fire department approval.

- No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by the Fire Department.

101. **Alarm Systems.** An automatic fire or emergency alarm system shall be installed.

- Fire alarm system shall meet Santa Barbara County Fire Department requirements.
- Automatic fire or emergency alarm system plans shall be approved by the fire department.
- Alarm panel locations and annunciator graphics shall be approved by the Fire Department prior to installation.

102. **Address Numbers.** Address numbers shall be a minimum height of four inches for residential suites.

- Address numbers shall be a minimum height of 12 inches.
- Address number locations shall be approved by the Fire Department.
- Address numbers shall be a color contrasting to the background color.
- The address number shall be elevated at least three feet from the ground for clear visibility and easy directional identification.
- The numbers shall be visible from the access road when traveling in either direction.

103. **Gates.** Access way entrance gates shall conform to Fire Department requirements.

104. **Gate Locking System.** When access ways are gated, a Fire Department approved locking system shall be installed. Reference Santa Barbara County Development Standard #7.

105. **Fees.** The applicant will be required to pay development impact fees. In accordance with Chapter 15 of the Santa Barbara County Code, the fee shall be computed per square foot on each new building, including non-habitable spaces, paid for the purpose of mitigating the incremental increase in needs for emergency services generated by the development. Estimated fees:

- Mitigation Fee at $.10 per square foot for structures with fire sprinkler systems. Development impact fees are collected at the current rate at time of payment.

106. **Occupancy Clearance.** Final occupancy clearance inspection will not be scheduled unless fees have been paid.

107. **Condition Changes.** These conditions apply to the Project as currently described. Future changes, including but not limited to further division, change of occupancy, intensification of use, or increase in hazard classification, may require additional mitigation to comply with applicable development standards in effect at

the time of change. The application for a new building permit or time extension for the project may require further review and the imposition of current development standards and fees.

108. **Non-Compliance.** Non-compliance with conditions placed on this project could result in the issuance of a stop work order by the fire department, which may require additional fees and a delay in final occupancy clearance.

G. COUNTY OF SANTA BARBARA BUILDING DIVISION CONDITIONS

109. **Geology Report.** A Geology Report prepared and signed by a California licensed geologist will be required.

110. **Soils Report.** A soils report to include an assessment and conclusion of the potential for liquefaction will be required. At a minimum, one boring to a depth of fifty feet will be required.

111. **Egress Plan.** A separate, detailed egress plans will be required for clarity of plan review and field inspection. Clearly show egress requirements for the building. Show occupant load, number of exits required, and number of exits provided at each space and/or floor level. Provide a calculation for required exit width. Label all components of the exit access, exit, and exit discharge, and show compliance with applicable provisions addressing those components. Provide egress from outdoor use areas as required for building occupants as per CBC; or include the occupant load from this space in the design occupant load of the building.

On the building to the east it appears a second exit from the second floor is required.

112. **Fire Areas.** Provide a complete, independent plan which graphically delineates all fire areas, fire walls, fire barriers, horizontal fire-resistive assemblies, and/or fire partitions on the plans. Label all fire-resistive corridors, shafts, incidental use areas, etc. Cite code sections indicating reasons assemblies are rated. If fire-rated assemblies have been provided where not required by code or which exceed code minimum requirements, please indicate this on the plans. Delineate egress paths and indicate occupant/egress path loading to required egress routes. Cross-reference tag all fire resistive assemblies to their respective construction details on the plans. Verify consistency between fire-resistive characteristics shown on this plan and the relative required fire-resistive characteristics shown on mechanical, electrical, and structural plans.

113. **Site Accessibility Plan.** Provide a separate "Site Accessibility Plan", showing accessible routes of travel between buildings and accessible site facilities. The accessible route of travel shall be the most practical direct route between accessible building entrances, accessible site facilities, and the accessible entrance to the site. Provide accessible parking in all parking lots.

There are several doors on the ground floor which exit onto landscaped areas; provide an accessible path of travel to and from all ground floor entrances or exits, coordinate with the landscaping and grading plans. In elevator buildings, provide an accessible means of egress per CBC chapter 10 from all floors.

114. **Accessibility Requirements.** Projects that are publicly funded may be subject to the accessibility requirements of Chapter 11B of the current code in effect. For publicly funded projects, review by this agency does not guarantee compliance with Americans with Disability Act (ADA) or other Federal access standards. Compliance with Federal laws is solely the responsibility of the owner.

115. **California Green Code.** Incorporate compliance with the applicable California Green Code in the plans, to include commissioning. Incorporate compliance with the requirements of the Energy Code in effect at the time of submittal to include commissioning and day lit areas.

116. **Plumbing.** Provide a plumbing fixture analysis to include occupants of the outdoor areas.

117. **Flood Conditions.** Incorporate the conditions of approval by the Flood Plain Administrator into the plans.

118. **Food Service.** Approval by Environmental Health Services for food preparation, food service areas and restrooms will be required.

119. **Plans.** Plans will need to be signed and sealed by a California licensed architect or engineer and designed in compliance with the codes in effect at the time of building permit application submittal.

H. FINANCE DEPARTMENT CONDITIONS

120. **Outstanding Fees.** The applicant shall pay all fees including, but not limited to, outstanding balances for processing by the City Engineer, Planning Department, Building Department, traffic mitigation fees, water connection fees, sewer fees, school fees, Fire Department mitigation fees and any additional processing deposits as required prior to zoning clearance.

121. **Impact Fees.** The project applicant shall pay the water, sewer, park, and traffic impact fees in accordance with City requirements.

Project Applicant/Property Owner Acknowledgement of Required Conditions of Approval

Property Owner Signature	Date
Project Applicant/Agent/Representative Signature	Date

CITY OF BUELLTON

Planning Commission Agenda Staff Report

Planning Director Review: MSB

Planning Commission Agenda Item No.: 3

To: The Honorable Chair and Commission Members

From: Angela Perez, Assistant Planner

Date: October 2, 2014

Subject: Resolution No. 14-09 – "A Resolution of the Planning Commission of the City of Buellton, California, Recommending that the City Council Approve a Final Development Plan (14-FDP-03) and Tentative Tract Map (TTM 31057) for the Village Townhomes Project Which Includes 156 Units on 9.3 Acres Located at the Northeast Corner of Highway 246 and McMurray Road, Assessor's Parcel Number 137-090-045 (portion), and Making Findings in Support Thereof"

BACKGROUND/DISCUSSION

Capital Pacific Development Group, Inc., applicant, has filed an application for a Final Development Plan (14-FDP-03) and Tentative Tract Map (TTM 31057) to develop a townhome development with 156 units. This is one of the two residential projects on the Village Specific Plan site (March 2013 version of Specific Plan provided under separate cover). The project site is a 9.3 acre site located at the northeast corner of Highway 246 and McMurray Road (APN 137-090-045) (portion) (Attachment 1-Vicinity Map). The property is planned and zoned for General Commercial-Specific Plan (CR-SP) development. The project consists of the following applications:

- **Final Development Plan (14-FDP-03):** Proposal for a 156 unit townhome development consisting of 25 buildings. The buildings are two or three stories. The size of the townhomes vary with the smallest consisting of two bedrooms (1,192 square feet) to the largest consisting of four bedrooms (1,954 square feet).
- **Tentative Tract Map (TTM 31057):** Proposal for a nine-lot tentative tract map for airspace condominium purposes for the development of 156 residential townhomes/condominiums.

The complete set of project plans is provided as Attachment 2. 3D color renderings are included in Attachment 2. Full size plans have been provided to the Planning Commission.

The Final Development Plan is for the approval of building envelopes, site and floor plans and architectural renderings for 156 townhomes. This includes 13 two story buildings and 12 three story buildings. The two story buildings are located along the east

and north property lines, while the three story buildings are located toward the center of the project site. The two story buildings are below the 35 foot height limit. The highest point on the three story buildings is slightly higher than 35 feet. The highest point on the three story buildings is either 37 feet or 38.5 feet, depending on the building type. A development plan modification is required to allow a portion of the building to be over the height limit.

The proposed tentative tract map proposes 9 lots for airspace condominium purposes. There will be a blanket reciprocal access, landscape maintenance, public utility, water, sewer, and drainage easement over the entire property, except for interior spaces.

The townhomes development will have access to McMurray Road from Valley Vineyard Circle, the proposed public loop road on the Village Specific Plan site. Valley Vineyard Circle is to be built as part of the overall Village Specific Plan project and must be in place prior to occupancy of this project. There are eleven new private roads proposed within the development. The proposed street names are noted on the plans. The Sheriff's Department has reviewed the street names. Some of them are not acceptable because they are duplicates of road names within Santa Barbara County. Monterey Lane, El Dorado Lane, Amador Drive, and St. George Court are not acceptable. In addition, the plans show Deming Way and Amador Drive (which is not an acceptable road name) on roads that turn 90 degrees. When the road turns 90 degree, a new road name is required. A condition of approval has been included that requires that the unacceptable road names and the road names for the roads that turn 90 degrees be changed. The Sheriff's Department has approved Covelo Lane, Elkton Lane, Chalone Drive, Dos Rios Court, Oakville Drive, and Sertoma Way. These are in addition to the approved road names on the plans. They should replace the unacceptable road names that are currently on the plans.

In addition to the townhomes, a central plaza with fountain, community garden, bike racks, pedestrian paths, and small gathering spaces are proposed. The pedestrian paths are along the north, south, and east property lines. The path along the east connects to the path along the Village Senior Apartments property with access to the park property.

The proposed development is subject to the requirements of the Village Specific Plan as amended by the City Council on March 28, 2013. The Village Specific Plan requires that residential projects meet the Planned Residential Development standards.

Development Standard	Planned Residential Development (PRD) Zone Requirements and Village Specific Plan	Proposed Project
Minimum Lot Size	None required	9.3 acres
Front Setback	Determined by Development Plan (PRD)	Varies, 2 feet to 20 feet
Side Setback	10 feet (Along Valley Vineyard Circle-Specific Plan), Determined by Development Plan (PRD)	10 feet along Valley Vineyard Circle Other side setbacks vary between 2 feet and 15 feet
Rear Setback	30 feet on east property line (Specific Plan), Determined by Development Plan	30 feet on east, north, and south property lines

	(PRD)	
Floor Area	No maximum	N/A
Site Coverage	30% of net site area for dwellings, 50% of net site area for all buildings	38.1% (Dwellings) 38.1% (All Buildings)
Height Limit	35 feet	38.5 feet
Landscaping	Landscape buffer along side and rear setbacks	Consistent
Open Space	40% of gross site area	27.1% (Townhomes Only) 40.2% (Townhomes, Senior Apartments, and Park Combined)
Parking	Townhomes: 2 spaces per unit Visitor Parking: 1 space per 5 units Total Required: 344 spaces	402 spaces (312 garage spaces and 90 visitor spaces)
Density	6-25 units per acre	16.7 units per acre

Architecture

The architecture of the project is considered Agrarian per the Community Design Guidelines. The buildings include vertical board and batten siding, stucco veneer, standing seam metal accents, awnings, exposed rafter tails, wide porches, multiple roof planes and composition asphalt shingles on the roof. Color and material boards will be provided at the Planning Commission meeting. The city's architectural review consultant, Ravatt Albecht & Associates, provided comments that were incorporated into the plans. Many of the comments included providing architectural details as suggested in the Community Design Guidelines. The details have been added to the plans. Attachment 3 is a memo with landscape comments. Attachment 4 is a memo with architectural comments. Regarding landscaping, the recommendation is for the Senior Apartments project and the Townhomes Project to collaborate and consider complementary landscaping along the south property line.

The story poles were installed 30 days before the public hearing. Photos of the story poles are included as Attachment 5.

Signage

Two monument signs are proposed at the main entrance on Valley Vineyard Circle (details include in Attachment 2). They consist of a fitted sandstone wall, laser cut letters and downlighting. The sandstone wall is 3.5 feet high. The sign is placed in the wall and is slightly higher than 3.5 feet. The signs meet the Zoning Ordinance regulations for monument signs and will be required to be 5 feet away from the right-of-way.

Affordable Housing/Density

The Village Specific Plan allows for residential development with 6 to 25 units per acre. This Project provides townhomes at 16.7 units per acre. The Village Specific Plan requires 20% affordable housing for any residential development.

The developer of this project and the adjoining Village Townhomes project have proposed that the affordable requirements of the Village Specific Plan be satisfied through the Village Senior Apartments project (50 units). The Village Townhomes project proposes 156 townhomes. A total of 206 residential units are therefore proposed on the Village Specific Plan site. Based on a 20% affordable requirement, a total of 41.2 affordable units would be required. The Village Senior Apartments would meet the affordable requirement for the entire Village Specific Plan site. The townhome project would not provide any affordable units.

In order to document the requested proposal as noted above, the Village Senior Apartments project would be required to enter into the City's standard affordable housing agreement. A condition has been included for the Village Townhomes that the senior housing project takes care of their affordable requirement if certain conditions are met. If not, the townhome project would be required to pay the City's affordable housing fee or provide affordable townhome units.

Open Space

The PRD development standards require 40% of gross site area for open space. The proposed project provides 27.1% of open space area. The applicant has requested that the Planning Commission consider combining the open space of the townhomes, senior apartments, and the park. This provides an overall total amount of open space of 40.2%. The Planning Commission should determine if this is consistent with the PRD open space standard and make the required finding.

Site Coverage

The PRD development standards require a maximum of 30% site coverage for dwellings and 50% site coverage for all buildings. The plans show 38.1% site coverage. A development plan modification is required because all the proposed structures are dwellings. There are no other structures proposed, so the total site coverage is 38.1%, which is below the 50% maximum.

Parking

Pursuant to the Village Specific Plan parking standards, the project is required to provide 344 parking spaces. 402 spaces are provided. Each townhome has a two car garage and 90 visitor spaces are provided. The visitor spaces are spread throughout the site.

Setback Along East Property Line

As required in the Village Specific Plan, there is a 30 foot setback along the east property line. An eight foot high split face masonry wall is proposed on the east property line as required in the Specific Plan. This project also has 30 foot setbacks along the north and south property lines. A pedestrian path and landscaping are within the 30 foot setbacks. Two benches are proposed at the northeast corner of the project, within the 30 foot setback.

Undergrounding of Existing Utility Poles

All new utility lines to serve this project will be placed underground. The current Specific Plan does not require the developer to underground the existing utility poles along the eastern property line. The undergrounding of the existing utility poles was discussed by the City Council on July 10, 2014. The Council directed staff to investigate the undergrounding of the lines with PG&E. The Council did not require the developer to participate in the undergrounding costs.

Emergency Access

An emergency access point at Glennora Way has been included as a condition of approval. The access will have grass pavers with concrete tracks and a sliding emergency gate as approved by the Fire Department. There is also an emergency access from McMurray Road. It will have the same pavers and gate as the Glennora Way emergency access. An emergency access easement over the roads in the development is also required that goes from Glennora to Valley Vineyard Circle.

Noise Mitigation

One of the mitigation measures from the Oak Springs Village EIR that has been included as a condition for this project is regarding reducing noise for residential buildings along McMurray Road. It requires that indoor noise levels are below 45 dBA CNEL, and where practicable, outdoor living area noise levels are below 60 dBA CNEL. Besides, setbacks from McMurray Road, one of the suggestions is to use vegetated berms at the property line, with solid core doors and double-paned glass windows on the side of the residential units facing McMurray Road.

Structural improvements, such as double paned windows, solid core doors, and sealing of air gaps in exterior building penetrations will be used in the necessary buildings to decrease the indoor noise levels.

The applicant would like to ensure a nice streetscape along McMurray Road and a walkable community. The applicant feels that keeping the building orientation of exterior space facing McMurray Road is a vital aspect that will promote neighbor interaction with pedestrians and create a unique streetscape along McMurray Road. He feels that placing a project behind dirt berms, block walls or glass panels destroys the interactive and walkable concept. If there are no options that allow a nice streetscape and decrease the noise level in outdoor living areas, the applicant proposes including disclosures in sales contracts that the noise level may exceed 60 dBA CNEL.

Goals and Objectives

The following are the goals and objectives of the Village Specific Plan as it relates to the residential development. Comments in italics are those of staff.

1. To plan for land uses that will enhance the City of Buellton by accommodating the needs of the community, expanding the tax base, and providing jobs and housing.

   The proposed project provides townhomes in a range of sizes.

2. To provide a mix of uses that will not only relate to each other but also to adjacent land uses and depend on each other harmonious and synergistic manner.

   The project incorporates a designated pathway to the future park site and senior apartments that are proposed to the south of this site.

3. To create a site plan that provides a logical layout and integration of the various uses in order to avoid land use conflicts, to facilitate ease of interaction between uses, and to accommodate the competing needs of the pedestrian and vehicular traffic.

   Separate pathways for vehicles and pedestrians have been provided to the extent possible. Pedestrian walkways are clearly delineated by textured pavement.

4. To establish uniform standards for development on the site to ensure that future development occurs in a manner that is representative of good planning and is cohesive with the site.

   The project meets the standards of the Village Specific Plan and the Community Design Guidelines subject to development plan modifications.

5. To propose measures which minimize any negative impacts that may result from development of the site.

   Conditions of approval try to address any negative impacts associated with the project.

6. To enhance and support the City's long-range transportation goals.

   Bicycle racks are provided and information regarding alternative transportation are included in the conditions.

7. To provide a mixture of housing types that support the urgent need for more affordable housing options for the diversifying population of the City of Buellton.

   This project provides townhomes in a range of sizes.

8. To cultivate quality architecture and landscape design that enhances the rural community environment.

   The site architecture is Agrarian and 24 inch box trees are being required.

9. To establish a well-connected pedestrian-oriented development that provides opportunities to access the prominently placed park and commercial village with safe and convenient paths from the residential neighborhoods in the plan area and surrounding areas.

   Pedestrian paths lead directly to the senior apartments and proposed park to the south of the site.

10. To ensure that buildings are well designed and complement the quality and character of architecture as described in the City of Buellton's Community Design Guidelines.

    The site architecture is Agrarian.

11. To create a unique inviting commercial village that acts as a draw both locally and regionally with a hotel use, while complementing and not competing with the existing uses in downtown Buellton off of Avenue of Flags.

    N/A

12. To design the plan area to fit efficiently into the site and create a smooth transition to the Thumbelina neighborhood along the eastern edge.

    An 8-foot wall is proposed to separate this project from the Thumbelina neighborhood. There will be landscaping in the 30 foot setback area along the east property line. The townhomes are designed so that the tallest three story buildings are towards the middle of the Specific Plan site. The buildings along the east and north property lines are only two stories.

Planning Commission Concerns

In June, the Planning Commission had two areas of concerns with the project that were included in the June 13, 2014, incomplete letter on the project.

- Clearly identify the building plan numbers on the site plan.
  The plans clearly identify the building type, color scheme, and number of stories for the townhomes buildings.
- Consider a two story building for the building that can be seen when standing at the emergency access at Glennora Way and facing west.
  The applicant took out one unit on the north end of the building. It is a three story building, however more landscaping can be seen if you are standing at the emergency access.

ENVIRONMENTAL REVIEW

The Project is adequately addressed in the prior environmental documents for the Village Specific Plan and the Oak Springs Village Specific Plan (previous name of the Specific

Plan). Prior environmental documents include the Final Environmental Impact Report (EIR) for the Oak Springs Village Specific Plan, and an Addendum to the Final EIR for Oak Springs Village. The previous environmental documents have been provided to the Planning Commission under separate cover. No further environmental review is required in accordance with the California Environmental Quality Act. All mitigation measures from the prior documents have been made conditions of approval.

RECOMMENDATION

That the Planning Commission consider the adoption of Resolution No. 14-09, "A Resolution of the Planning Commission of the City of Buellton, California, Recommending that the City Council Approve a Final Development Plan (14-FDP-03) and Tentative Tract Map (TTM 31057) for the Village Townhomes Project Which Includes 156 Units on 9.3 Acres Located at the Northeast Corner of Highway 246 and McMurray Road, Assessor's Parcel Number 137-090-045 (portion), and Making Findings in Support Thereof".

The following items are development plan modifications that the Planning Commission must make findings for in order to recommend approval of this project as it is presented and requested by the applicant:

- A modification to allow the maximum building height to be 38.5 feet.
- A modification to allow the site coverage for dwellings to be 38.1% instead of 30%.
- A modification to allow the combined amount of open space for the Village Townhomes, Senior Apartments, and the park (40.2% total) to be consistent with the PRD open space standard.

ATTACHMENTS

Attachment 1 – Vicinity Map
Attachment 2 – Project Plans
Attachment 3 – Memo from PleinAire Design Group, dated July 17, 2014
Attachment 4 – Memo from Ravatt Albrecht & Associates, dated August 19, 2014
Attachment 5 – Photos of Story Poles
Planning Commission Resolution No. 14-09

Attachment 1

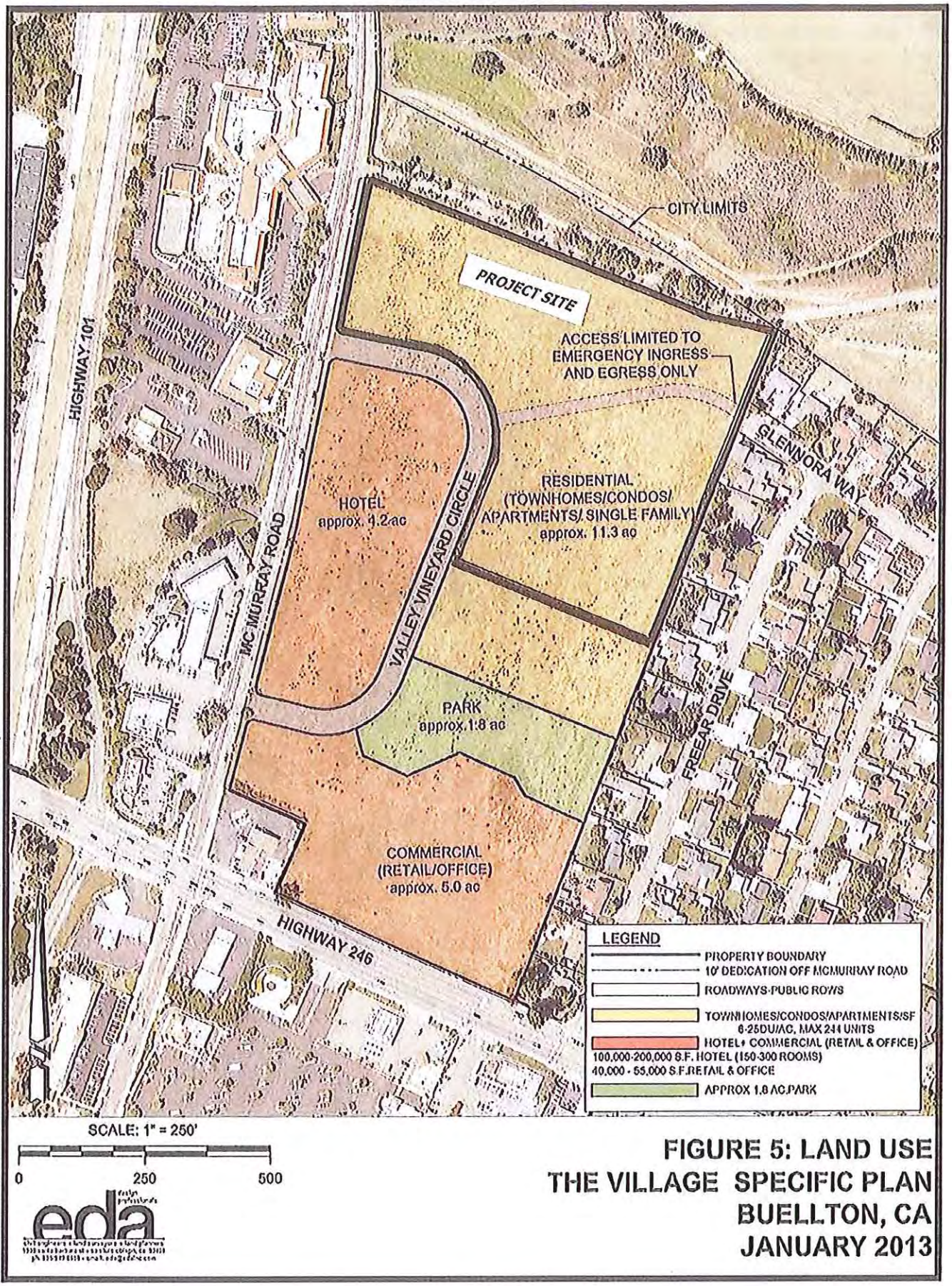
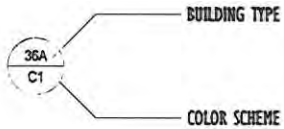


FIGURE 5: LAND USE
THE VILLAGE SPECIFIC PLAN
BUELLTON, CA
JANUARY 2013

K:\2226\2600013-Con Docs\Exhibits\Specific Plan Exhibits\SP exhibits.dwg 12/17/12 01:27 PM amys



Attachment 2

VILLAGE TOWNHOMES

Capital Pacific Development Group, Inc
10 E. Yanonali, Suite 2B
Santa Barbara, Ca 93101

ARCHITECTURAL SITE PLAN

BUELLTON, CA

KTGY # 2013-0030 9/10/2014

A.0

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

FRONT ELEVATION

MATERIAL LEGEND

1. COMPOSITION SHINGLE ROOF
2. STUCCO, LIGHT SAND FINISH
3. FIBERCEMENT BOARD & BATTEN
4. GABLE END VENT
5. WINDOW TRIM
6. BUILDING TRIM
7. WOOD OUTLOOKERS
8. STONE VENEER AT ENHANCED ELEVATION AT VALLEY VINEYARD & MC MURRAY ONLY
9. WOOD GUARDRAIL
10. FIBERGLASS ENTRY DOOR
11. METAL SECTIONAL GARAGE DOOR
12. EXPOSED RAFTER TAILS
13. STANDING SEAM METAL ROOF
14. UTILITY CLOSET DOORS (PAINT TO MATCH EXISTING SURFACE)
15. 6X6 WOOD POST

TYPICAL SIDE ELEVATION

REAR ELEVATION

VILLAGE TOWNHOMES

Capital Pacific Development Group, Inc
10 E. Yanonali, Suite 2B
Santa Barbara, Ca 93101

COLOR SCHEME 2 OF 4
FRONT LOADS - 26A BUILDING ELEVATIONS

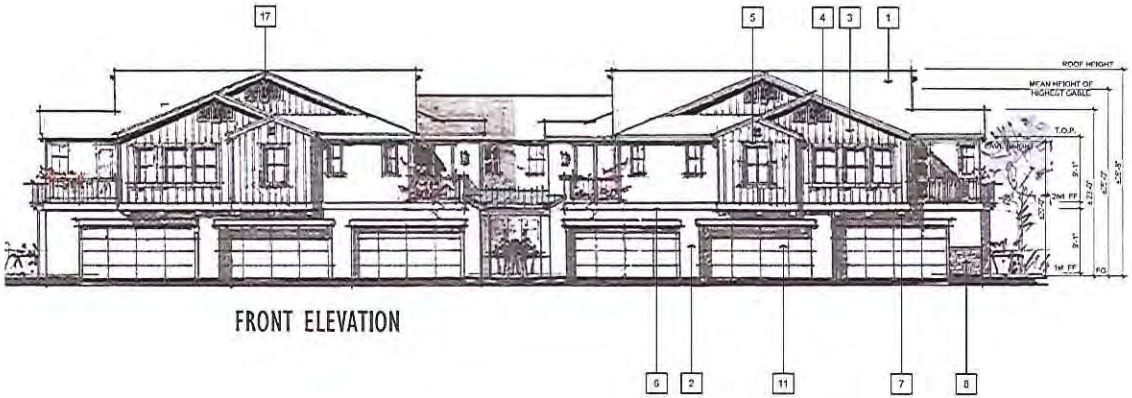
BUELLTON, CA
KTGY # 2013-0000

0 4 8 16

A.3.1

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

Attachment 2



FRONT ELEVATION

MATERIAL LEGEND

1. COMPOSITION SHINGLE ROOF
2. STUCCO, LIGHT SAND FINISH
3. FIBERCEMENT BOARD & BATTEN
4. GABLE END VENT
5. WINDOW TRIM
6. BUILDING TRIM
7. WOOD OUTLOOKERS
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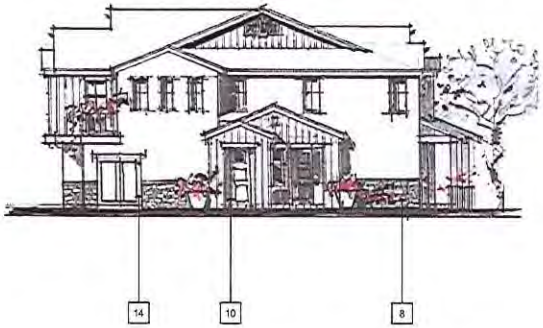
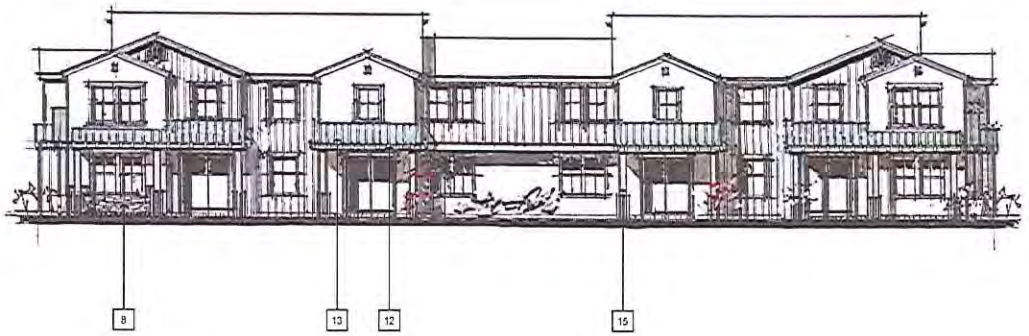
12. EXPOSED RAFTER TAILS
13. STANDING SEAM METAL ROOF
14. UTILITY CLOSET DOORS (PAINT TO MATCH EXISTING SURFACE)
15. 6X6 WOOD POST
16. NOT USED
17. BRACKET/ KICKER AT GABLE END



TYPICAL SIDE ELEVATION



REAR ELEVATION

Attachment 2

VILLAGE TOWNHOMES

Capital Pacific Development Group, Inc
10 E. Yanonali, Suite 2B
Santa Barbara, Ca 93101

FRONT LOADS - 26A BUILDING ELEVATIONS

BUELLTON, CA

KTGY # 2013-0800 9/10/2014

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A.3.1

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Architecture+Planning
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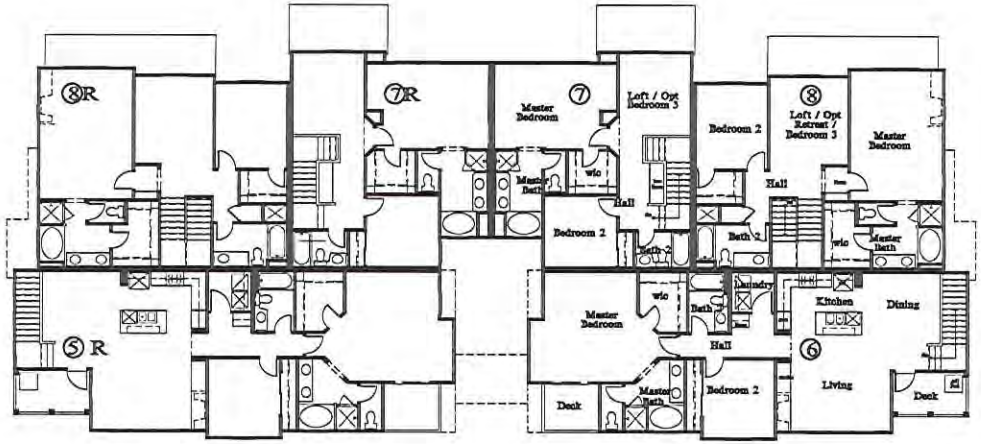
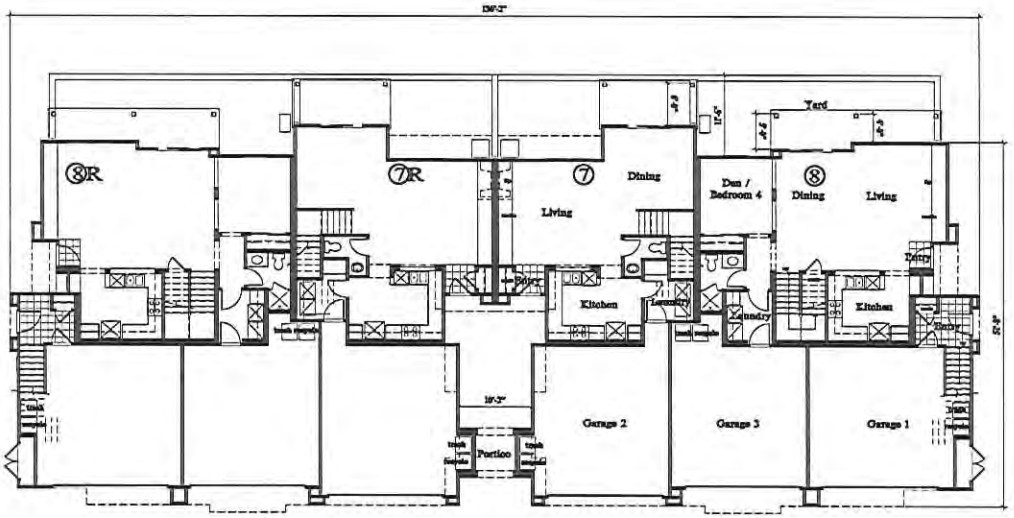
Irvine, CA 92614
949.851.2133
ktgy.com



Second Floor



First Floor

⑥Plan 6
First Floor: 62 s.f.
Second Floor: 1262 s.f.
Total: 1324s.f.

⑦Plan 7
First Floor: 750 s.f.
Second Floor: 816 s.f.
Total: 1566 s.f.

⑧Plan 8
First Floor: 923 s.f.
Second Floor: 975 s.f.
Total: 1898 s.f.

Attachment 2

VILLAGE TOWNHOMES

Capital Pacific Development Group, Inc
10 E. Yanonali, Suite 2B
Santa Barbara, Ca 93101

FRONT LOADS - 26A BUILDING PLAN

BUELLTON, CA

KTGY # 2013-0009 9/10/2014

A.3.0

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Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

FRONT ELEVATION

MATERIAL LEGEND

1. COMPOSITION SHINGLE ROOF
2. STUCCO, LIGHT SAND FINISH
3. FIBERCEMENT BOARD & BATTEN
4. GABLE END VENT
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6. BUILDING TRIM
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12. EXPOSED RAFTER TAILS
13. STANDING SEAM METAL ROOF
14. UTILITY CLOSET DOORS (PAINT TO MATCH EXISTING SURFACE)
15. 6X6 WOOD POST

TYPICAL SIDE ELEVATION

REAR ELEVATION

VILLAGE TOWNHOMES

Capital Pacific Development Group, Inc
10 E. Yanonali, Suite 2B
Santa Barbara, Ca 93101

FRONT LOADS - 26B BUILDING ELEVATIONS

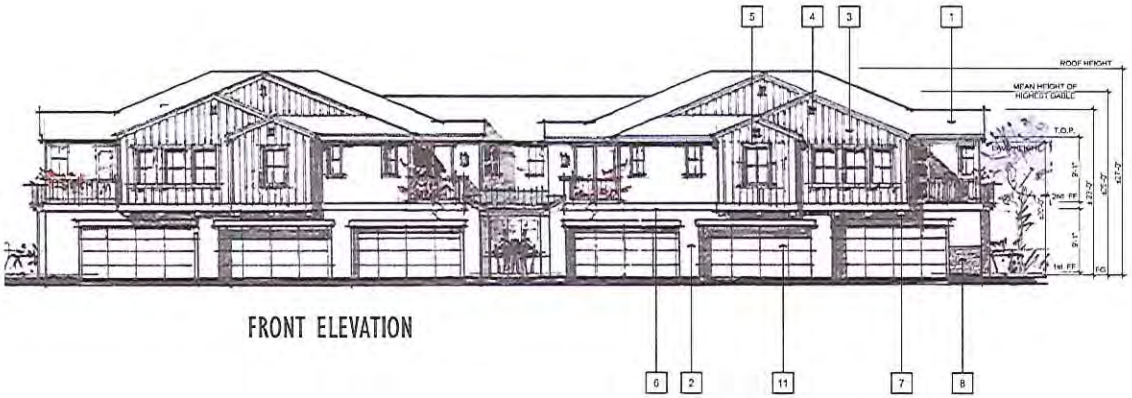
BUELLTON, CA
KTGY # 2013-0020

0 4 8 16

A.3.2

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

Attachment 2



FRONT ELEVATION

MATERIAL LEGEND

1. COMPOSITION SHINGLE ROOF
2. STUCCO, LIGHT SAND FINISH
3. FIBERCEMENT BOARD & BATTEN
4. GABLE END VENT
5. WINDOW TRIM
6. BUILDING TRIM
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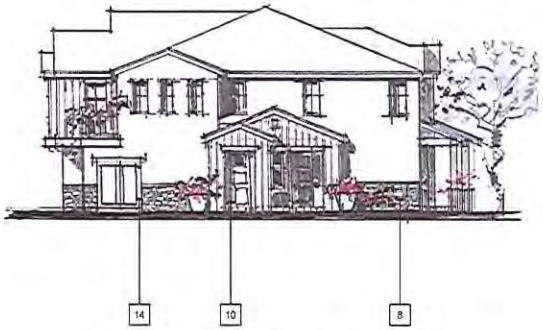

TYPICAL SIDE ELEVATION

REAR ELEVATION

Attachment 2

VILLAGE TOWNHOMES

Capital Pacific Development Group, Inc
10 E. Yanonali, Suite 2B
Santa Barbara, Ca 93101

FRONT LOADS - 26B BUILDING ELEVATIONS

BUELLTON, CA

KTGY # 2013-0010 9/10/2014

0 4 8 16

A.3.2

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Architecture+Planning
17922 Fitch
Irvine, CA 92614
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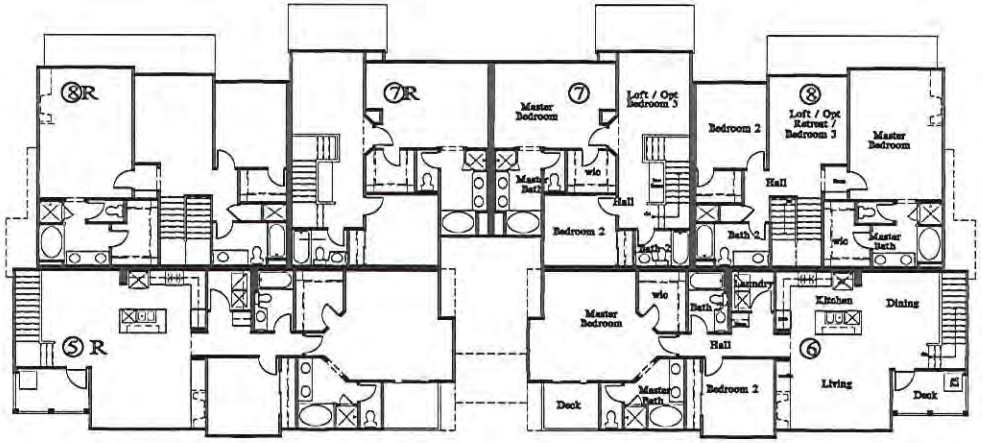
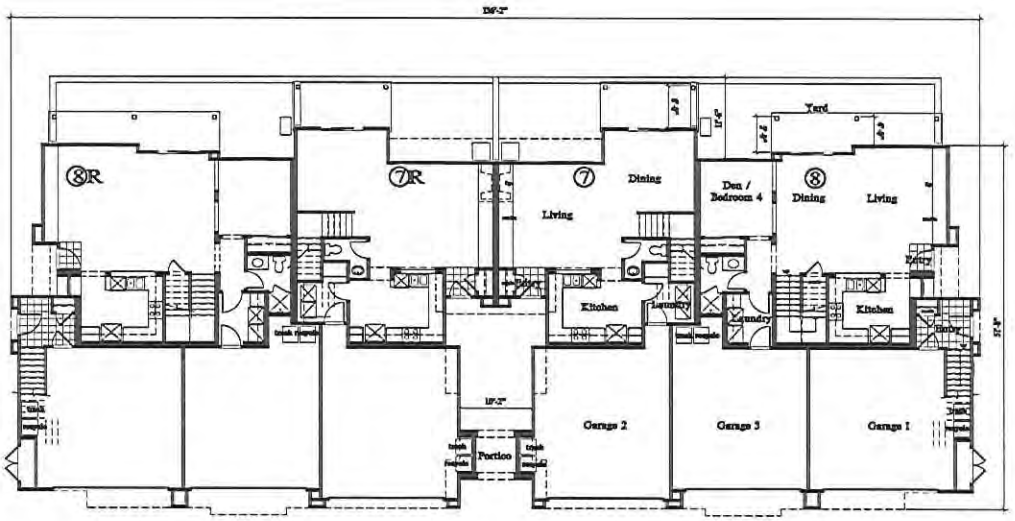
ktgy.com



Second Floor



First Floor

⑥Plan 6
First Floor: 62 s.f.
Second Floor: 1262 s.f.
Total: 1324s.f.

⑦Plan 7
First Floor: 750 s.f.
Second Floor: 816 s.f.
Total: 1566 s.f.

⑧Plan 8
First Floor: 923 s.f.
Second Floor: 975 s.f.
Total: 1898 s.f.

Attachment 2

VILLAGE TOWNHOMES

Capital Pacific Development Group, Inc
10 E. Yanonali, Suite 2B
Santa Barbara, Ca 93101

FRONT LOADS - 26A BUILDING PLAN

BUELLTON, CA

0 4 8 16

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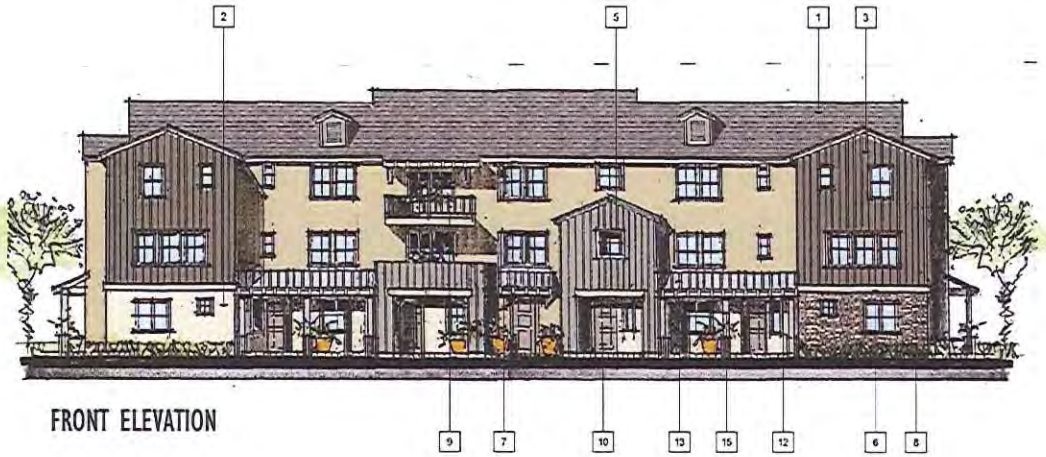
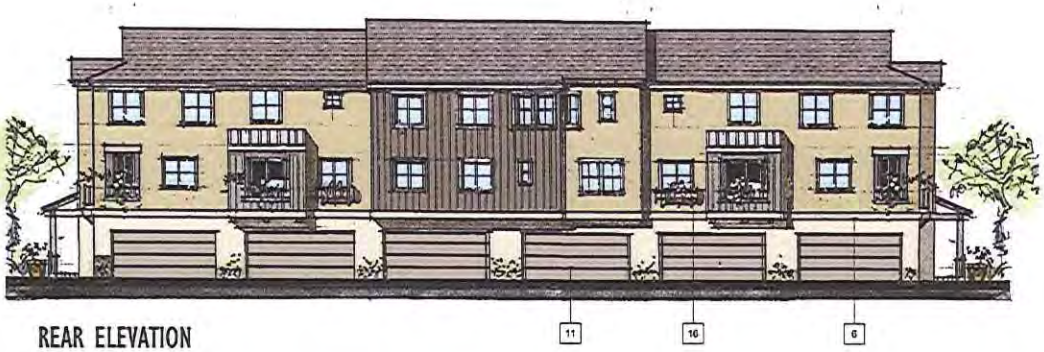
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com



FRONT ELEVATION

TYPICAL SIDE ELEVATION



REAR ELEVATION

MATERIAL LEGEND

1. COMPOSITION SHINGLE ROOF
2. STUCCO, LIGHT SAND FINISH
3. FIBERCEMENT BOARD & BATTEN
4. GABLE END VENT
5. WINDOW TRIM
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14. UTILITY CLOSET DOORS (PAINT TO MATCH EXISTING SURFACE)
15. 6X6 WOOD POST
16. POTSHELF

Attachment 2

VILLAGE TOWNHOMES

Capital Pacific Development Group, Inc
10 E. Yanonali, Suite 2B
Santa Barbara, Ca 93101

COLOR SCHEME 1 OF 4
REAR LOADS - 36A BUILDING ELEVATIONS

BUELLTON, CA
KTGY # 2013-0030

0 4 8 16

A.1.1

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Architecture+Planning
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Irvine, CA 92614
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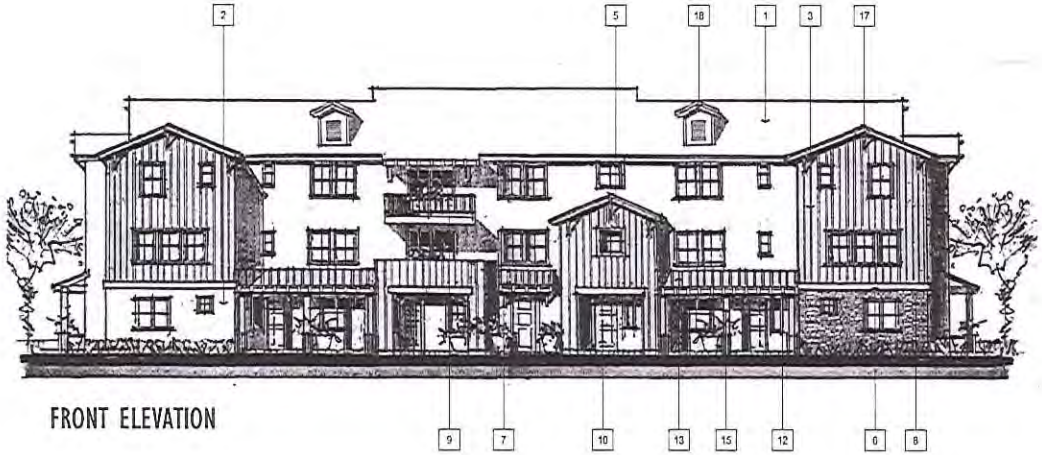
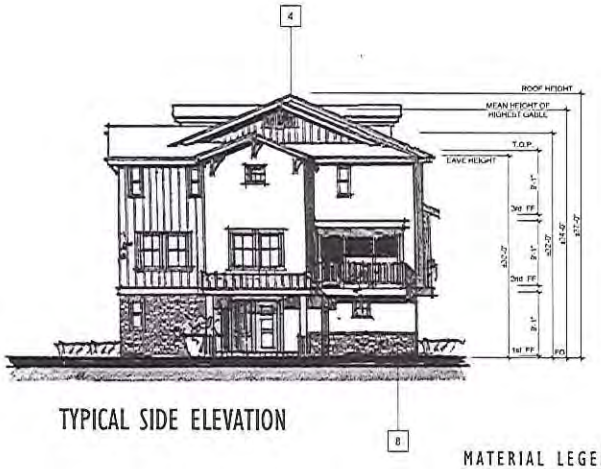


FRONT ELEVATION



TYPICAL SIDE ELEVATION

REAR ELEVATION

MATERIAL LEGEND

1. COMPOSITION SHINGLE ROOF
2. STUCCO, LIGHT SAND FINISH
3. FIBERCEMENT BOARD & BATTEN
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14. UTILITY CLOSET DOORS (PAINT TO MATCH EXISTING SURFACE)
15. 6X6 WOOD POST
16. POTSHELF
17. BRACKET/ KICKER AT GABLE END
18. ROOF DORMER & ATTIC VENT

Attachment 2

0 4 8 16

VILLAGE TOWNHOMES

Capital Pacific Development Group, Inc
10 E. Yanonali, Suite 2B
Santa Barbara, Ca 93101

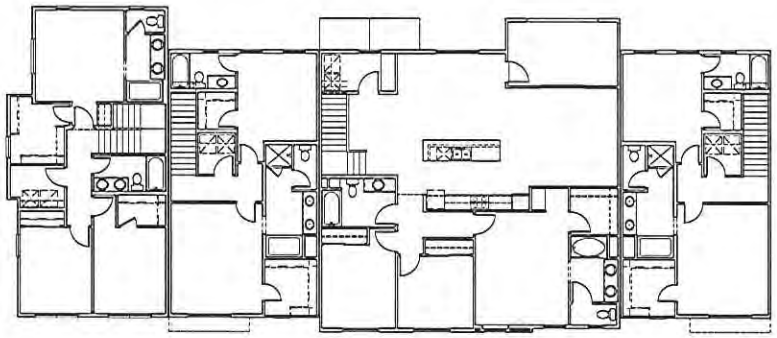
REAR LOADS - 36A BUILDING ELEVATIONS

A.1.1

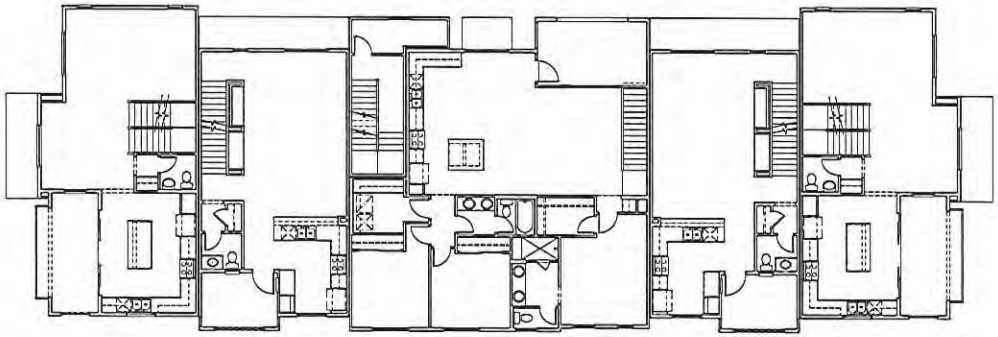
BUELLTON, CA

KTGY # 2013-0000 9/10/2014

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com



THIRD FLOOR



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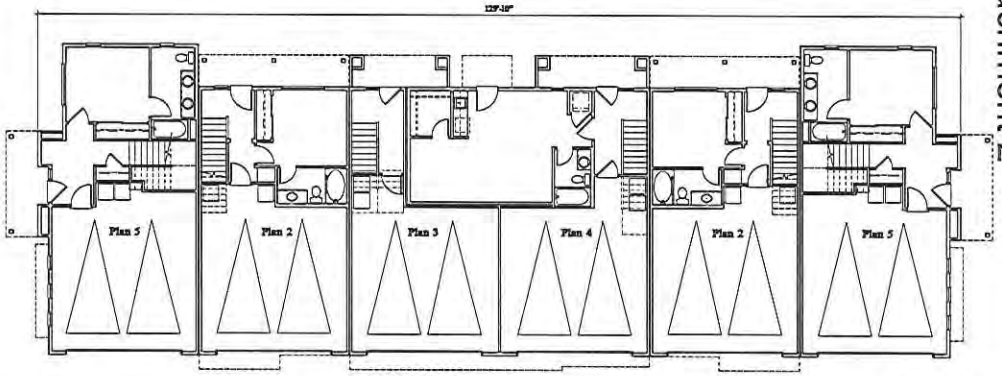

FIRST FLOOR

Attachment 2

VILLAGE TOWNHOMES

Capital Pacific Development Group, Inc
10 E. Yanonali, Suite 2B
Santa Barbara, Ca 93101

REAR LOADS - 36A BUILDING PLAN

BUELLTON, CA

KTGY # 2013-0910 9/10/2014

0 2 4 8

A.1.0

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Architecture+Planning
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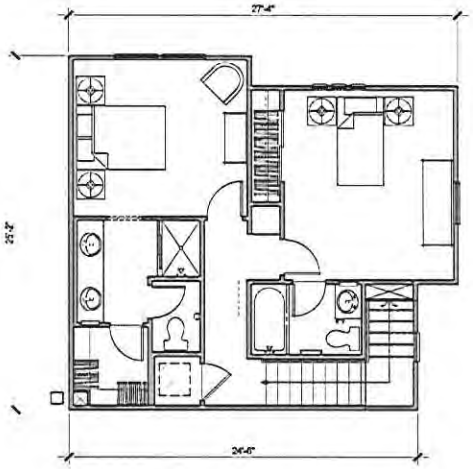
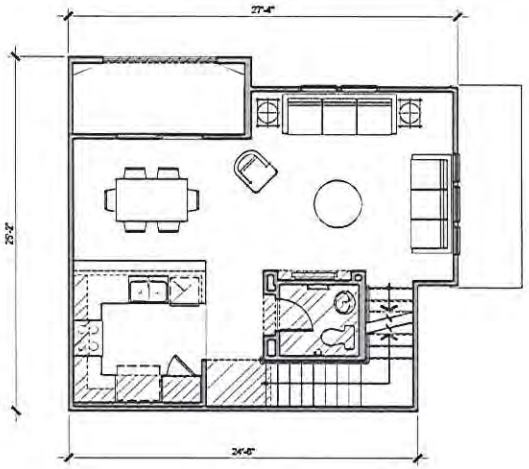
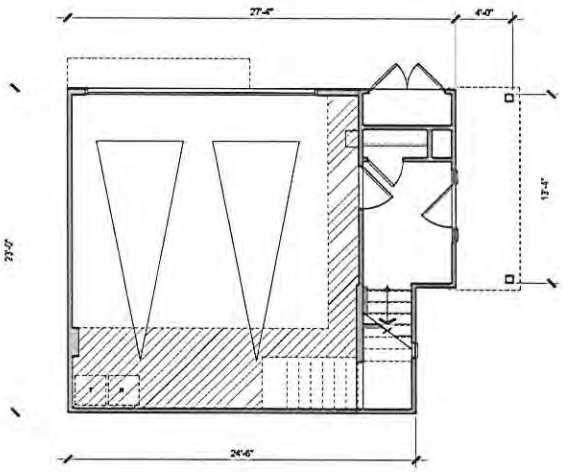
Irvine, CA 92614
949.851.2133
ktgy.com



Third Floor
567 SQ. FT.



Second Floor
528 SQ. FT.



First Floor
97 SQ. FT.

Plan 1
2 Bed, 2.5 Bath
1,192 SQ. FT. Net

Attachment 2

VILLAGE TOWNHOMES

Capital Pacific Development Group, Inc
10 E. Yanonali, Suite 2B
Santa Barbara, Ca 93101

REAR LOADS - UNIT PLANS - PLAN 1

BUELLTON, CA
KTGY # 2013-0020 9/10/2014

0 2 4 8

A.2.0

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Architecture+Planning
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Irvine, CA 92614
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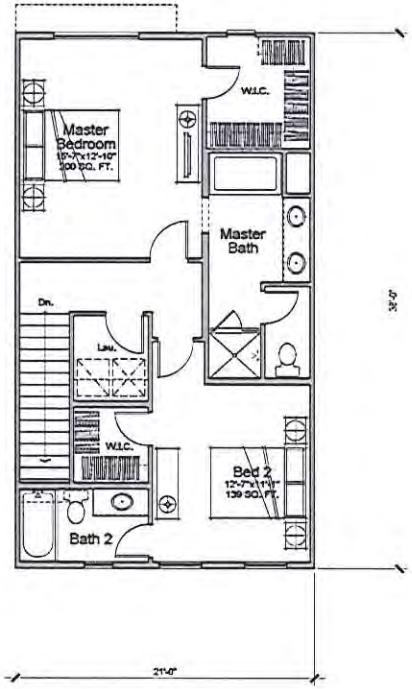
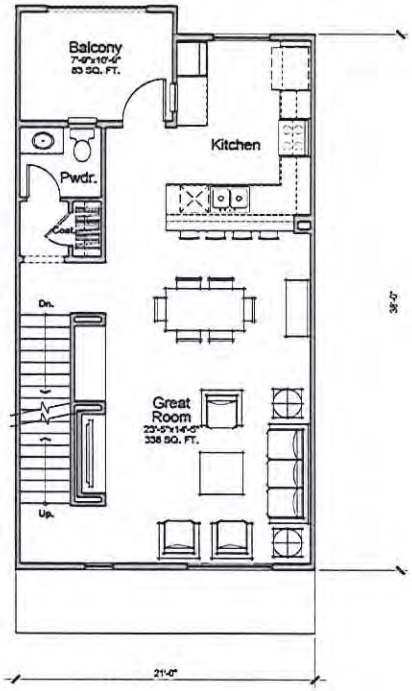
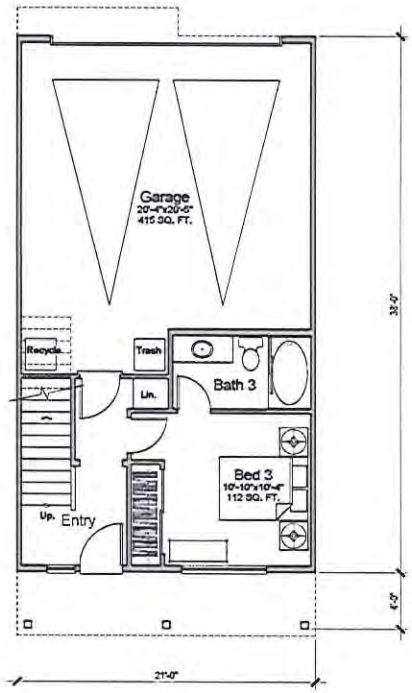
ktgy.com



Third Floor
710 SQ. FT.



Second Floor
688 SQ. FT.



First Floor
323 SQ. FT.

Plan 2
3 Bed, 3.5 Bath
1,721 SQ. FT. Net

Attachment 2

VILLAGE TOWNHOMES

Capital Pacific Development Group, Inc
10 E. Yanonali, Suite 2B
Santa Barbara, Ca 93101

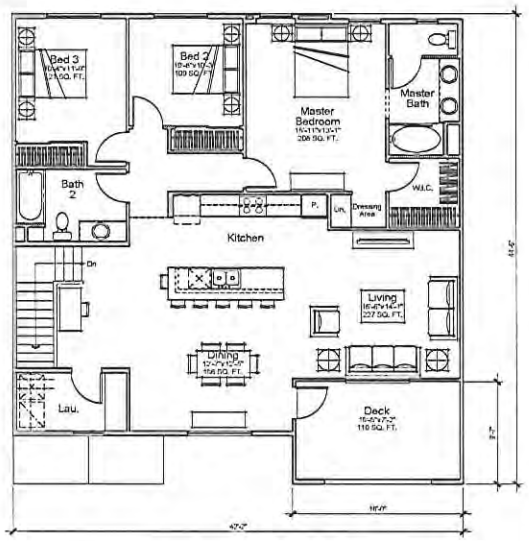
REAR LOADS - UNIT PLANS - PLAN 2

BUELLTON, CA
KTGY # 2013-0880 9/19/2014

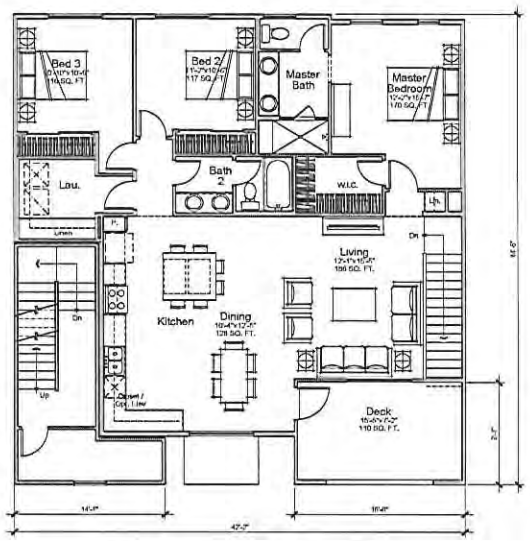
0 2 4 8

A.2.1

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com



Plan 3
Third Floor
1488 SQ. FT.

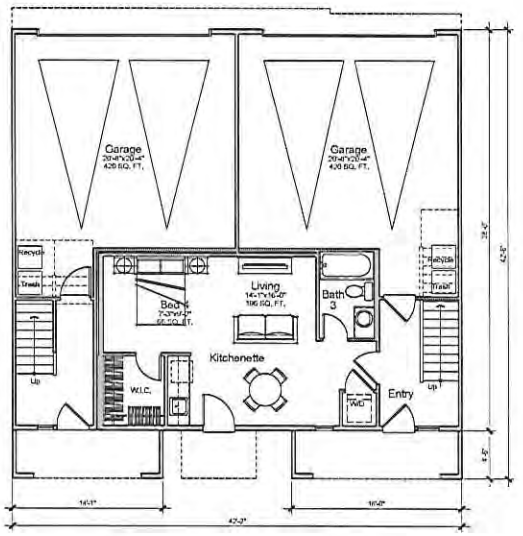


Plan 3
Second Floor
165 SQ. FT.

Plan 3
3 Bed, 2 Bath
1818 SQ. FT. Net

Plan 4
Second Floor
1298 SQ. FT.

Plan 4
3 Bed + Suite, 3 Bath
1795 SQ. FT. Net



Plan 3
First Floor
165 SQ. FT.

Plan 4
First Floor
497 SQ. FT.

Attachment 2

VILLAGE TOWNHOMES

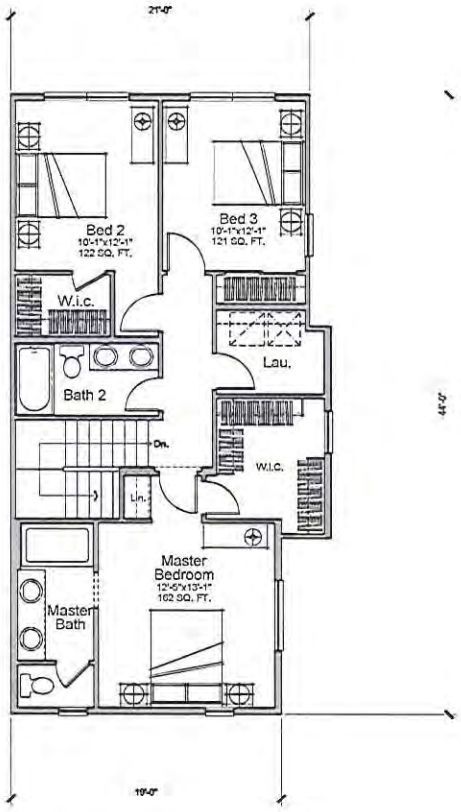
Capital Pacific Development Group, Inc
10 E. Yanonali, Suite 2B
Santa Barbara, Ca 93101

REAR LOADS - UNIT PLAN 3 + PLAN 4

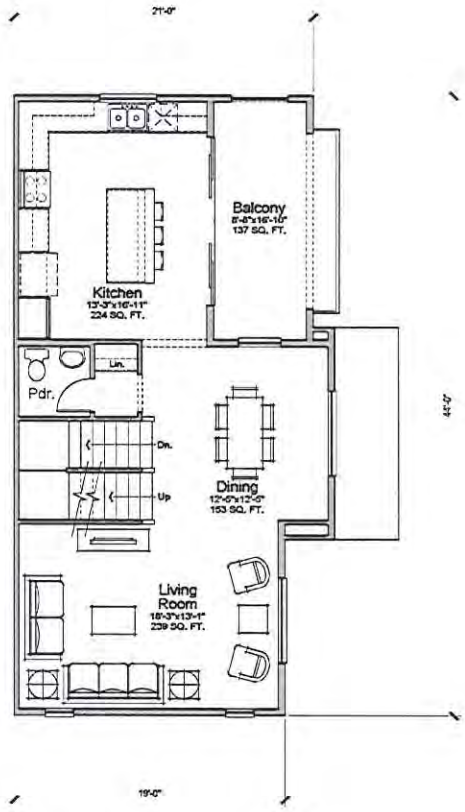
BUELLTON, CA
KTGY # 2013-01100 9/10/2014

A.2.2

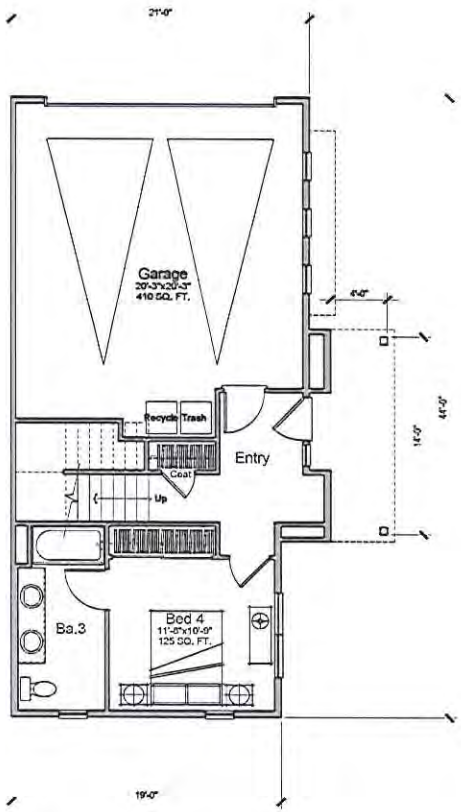
KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com



Third Floor
811 SQ. FT.



Second Floor
743 SQ. FT.



First Floor
400 SQ. FT.

Plan 5
4 Bed, 3.5 Bath
1,954 SQ. FT. Net

Attachment 2

VILLAGE TOWNHOMES

Capital Pacific Development Group, Inc
10 E. Yanonali, Suite 2B
Santa Barbara, Ca 93101

REAR LOADS - UNIT PLANS - PLAN 5

BUELLTON, CA
KTGY # 2013-0020 9/10/2014

0 2 4 8

A.2.3

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

FRONT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

LEFT ELEVATION

MATERIAL LEGEND

1. COMPOSITION SHINGLE ROOF
2. STUCCO, LIGHT SAND FINISH
3. FIBERCEMENT BOARD & BATTEN
4. GABLE END VENT
5. WINDOW TRIM
6. BUILDING TRIM
7. WOOD OUTLOOKERS
8. NOT USED
9. WOOD GUARDRAIL
10. FIBERGLASS ENTRY DOOR
11. METAL SECTIONAL GARAGE DOOR
12. EXPOSED RAFTER TAILS
13. STANDING SEAM METAL ROOF
14. UTILITY CLOSET DOORS (PAINT TO MATCH EXISTING SURFACE)
15. 6X6 WOOD POST
16. POTSHELF

VILLAGE TOWNHOMES

Capital Pacific Development Group, Inc
10 E. Yanonali, Suite 2B
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COLOR SCHEME 2 OF 4
REAR LOADS - 36B BUILDING ELEVATIONS

BUELLTON, CA
KTGY # 2013-0000

0 4 8 16

A.1.3

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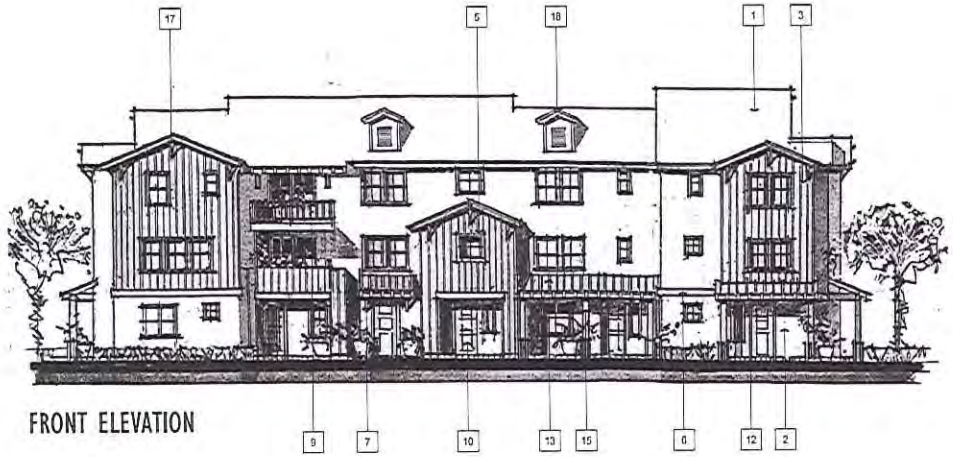
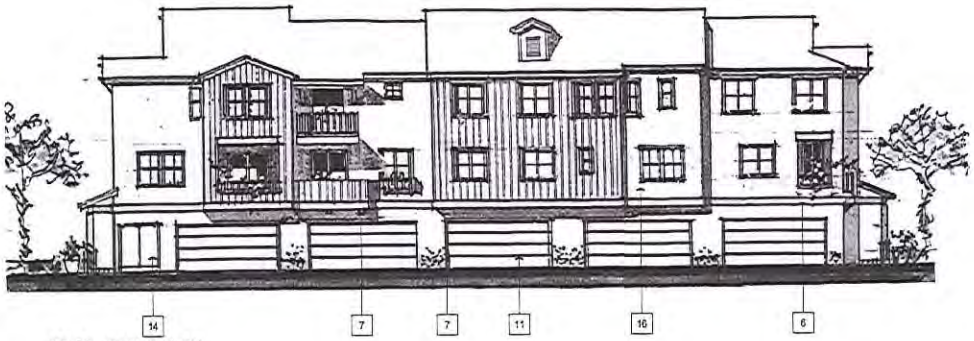


FRONT ELEVATION

RIGHT ELEVATION



REAR ELEVATION

LEFT ELEVATION

MATERIAL LEGEND

1. COMPOSITION SHINGLE ROOF
2. STUCCO, LIGHT SAND FINISH
3. FIBERCEMENT BOARD & BATTEN
4. GABLE END VENT
5. WINDOW TRIM
6. BUILDING TRIM
7. WOOD OUTLOOKERS
8. NOT USED
9. WOOD GUARDRAIL
10. FIBERGLASS ENTRY DOOR
11. METAL SECTIONAL GARAGE DOOR
12. EXPOSED RAFTER TAILS
13. STANDING SEAM METAL ROOF
14. UTILITY CLOSET DOORS (PAINT TO MATCH EXISTING SURFACE)
15. 6X6 WOOD POST
16. POTSHELF
17. BRACKET/ KICKER AT GABLE END
18. ROOF DORMER & ATTIC VENT

Attachment 2

0 4 8 16

VILLAGE TOWNHOMES

Capital Pacific Development Group, Inc
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REAR LOADS - 36B BUILDING ELEVATIONS

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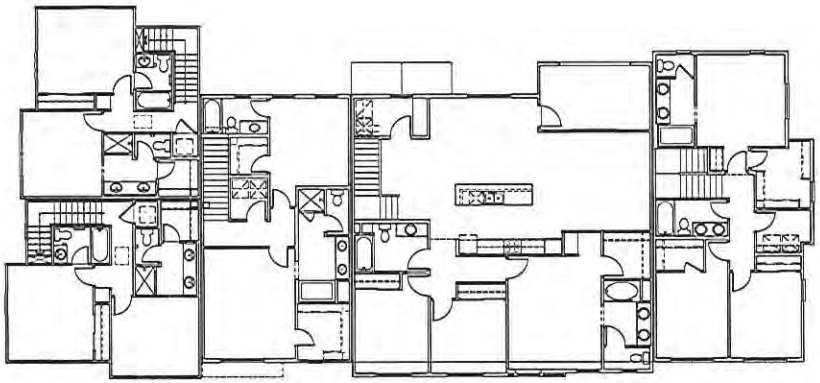

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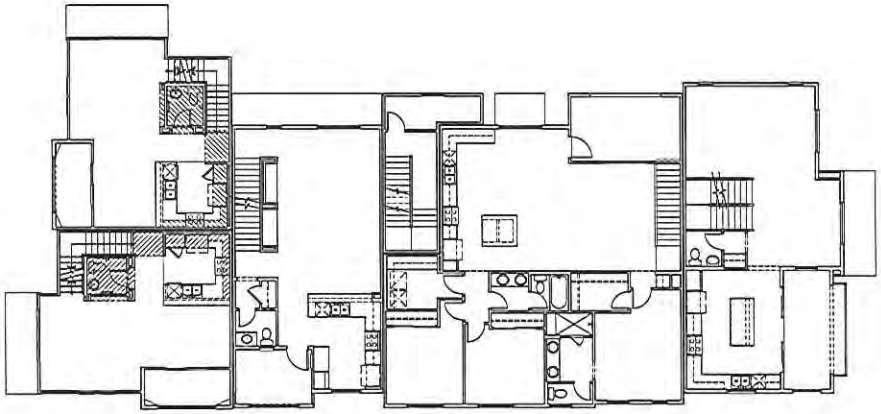

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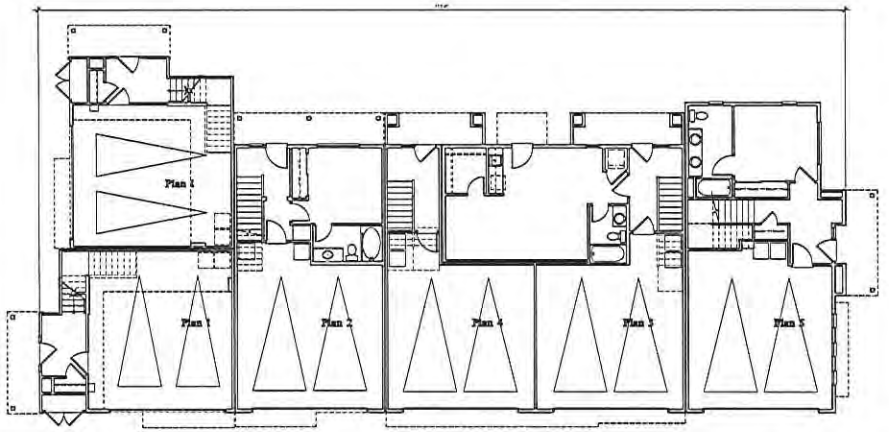

FIRST FLOOR

Attachment 2

VILLAGE TOWNHOMES

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REAR LOADS - 36B BUILDING PLAN

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FRONT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

LEFT ELEVATION

MATERIAL LEGEND

1. COMPOSITION SHINGLE ROOF
2. STUCCO, LIGHT SAND FINISH
3. FIBERCEMENT BOARD & BATTEN
4. GABLE END VENT
5. WINDOW TRIM
6. BUILDING TRIM
7. WOOD OUTLOOKERS
8. NOT USED
9. WOOD GUARDRAIL
10. FIBERGLASS ENTRY DOOR
11. METAL SECTIONAL GARAGE DOOR
12. EXPOSED RAFTER TAILS
13. STANDING SEAM METAL ROOF
14. UTILITY CLOSET DOORS (PAINT TO MATCH EXISTING SURFACE)
15. 6X6 WOOD POST
16. POTSHELF

VILLAGE TOWNHOMES

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COLOR SCHEME 2 OF 4
REAR LOADS - 36B BUILDING ELEVATIONS

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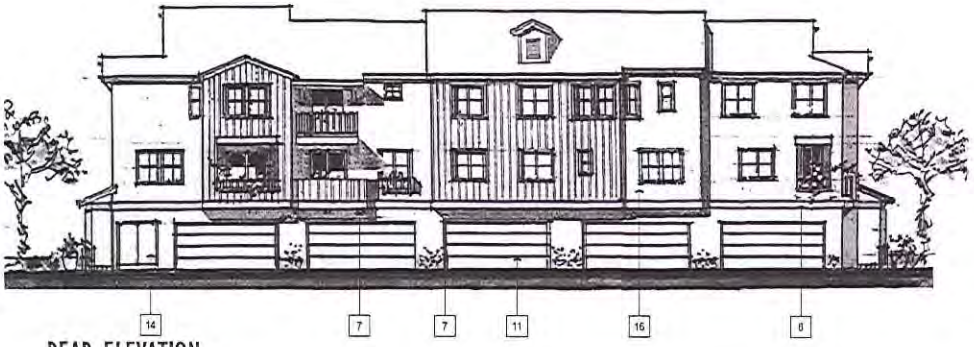
FRONT ELEVATION

RIGHT ELEVATION



REAR ELEVATION

LEFT ELEVATION

MATERIAL LEGEND

1. COMPOSITION SHINGLE ROOF
2. STUCCO, LIGHT SAND FINISH
3. FIBERCEMENT BOARD & BATTEN
4. GABLE END VENT
5. WINDOW TRIM
6. BUILDING TRIM
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16. POTSHELF
17. BRACKET/ KICKER AT GABLE END
18. ROOF DORMER & ATTIC VENT

Attachment 2

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VILLAGE TOWNHOMES

Capital Pacific Development Group, Inc
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REAR LOADS - 36B BUILDING ELEVATIONS

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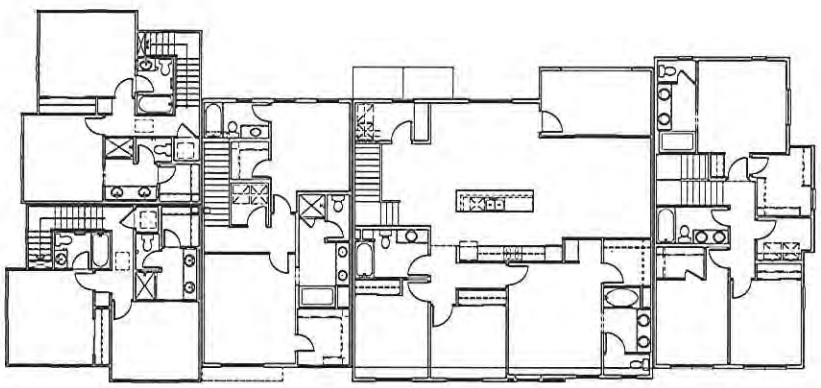

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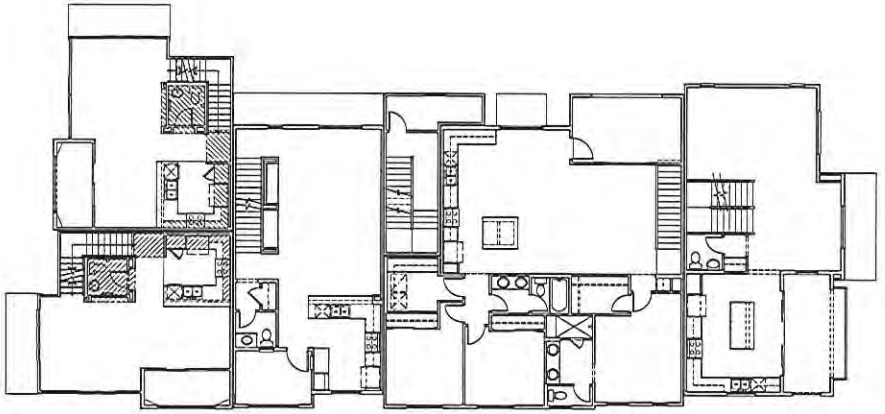

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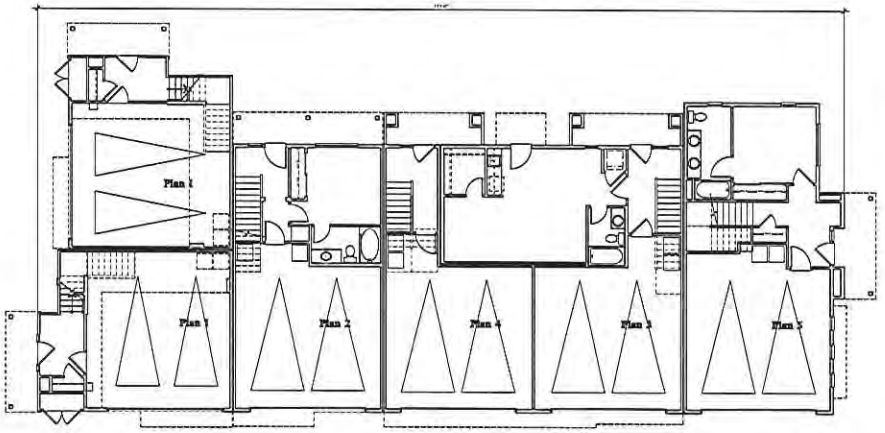

FIRST FLOOR

Attachment 2

VILLAGE TOWNHOMES

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REAR LOADS - 36B BUILDING PLAN

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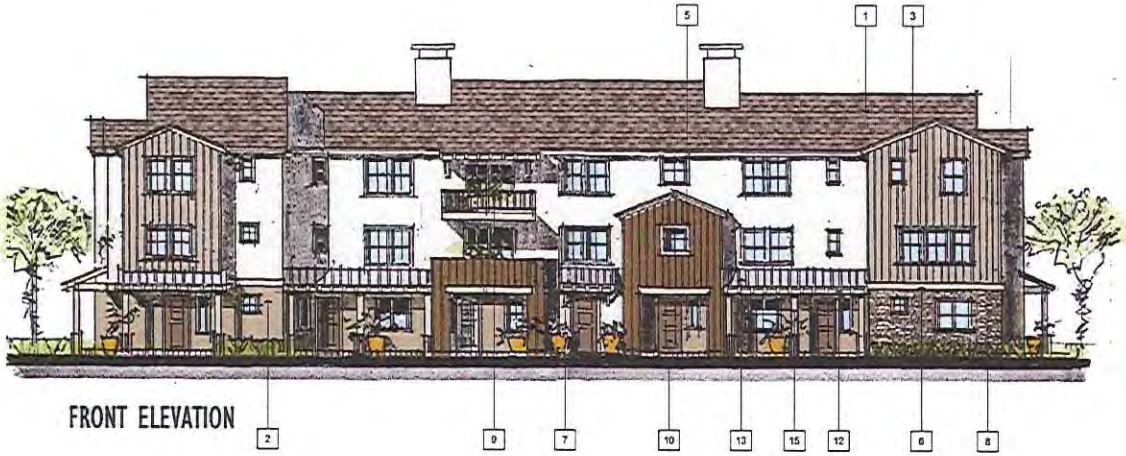

FRONT ELEVATION

RIGHT ELEVATION

MATERIAL LEGEND

1. COMPOSITION SHINGLE ROOF
2. STUCCO, LIGHT SAND FINISH
3. FIBERCEMENT BOARD & BATTEN
4. GABLE END VENT
5. WINDOW TRIM
6. BUILDING TRIM
7. WOOD OUTLOOKERS
8. STONE VENEER AT ENHANCED ELEVATION AT VALLEY VINIEYARD & MC MURRAY ONLY
9. WOOD GUARDRAIL
10. FIBERGLASS ENTRY DOOR
11. METAL SECTIONAL GARAGE DOOR
12. EXPOSED RAFTER TAILS
13. STANDING SEAM METAL ROOF
14. UTILITY CLOSET DOORS (PAINT TO MATCH EXISTING SURFACE)
15. 6X6 WOOD POST
16. POTSHELF

REAR ELEVATION

LEFT ELEVATION

Attachment 2

VILLAGE TOWNHOMES

Capital Pacific Development Group, Inc
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COLOR SCHEME 3 OF 4
REAR LOADS - 37A BUILDING ELEVATIONS

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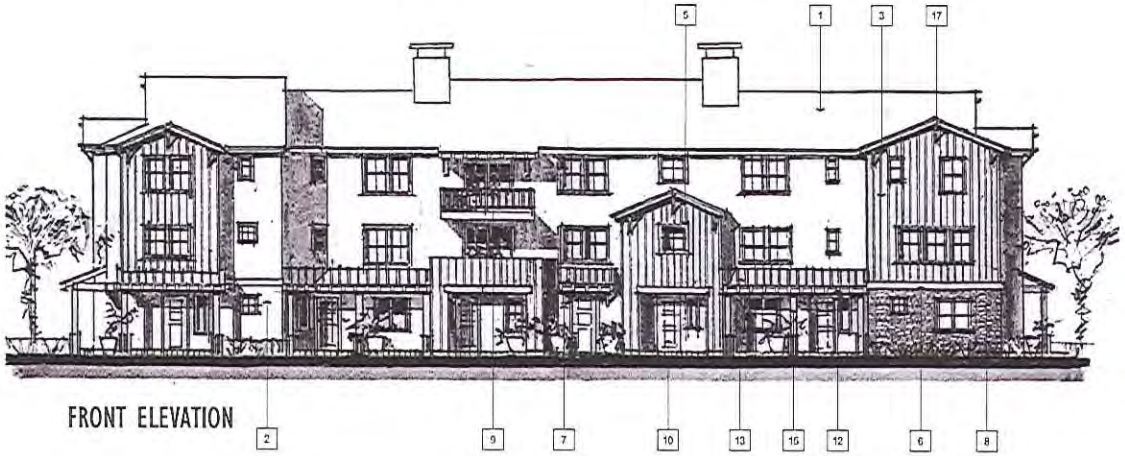

FRONT ELEVATION

RIGHT ELEVATION

MATERIAL LEGEND

1. COMPOSITION SHINGLE ROOF
2. STUCCO, LIGHT SAND FINISH
3. FIBERCEMENT BOARD & BATTEN
4. GABLE END VENT
5. WINDOW TRIM
6. BUILDING TRIM
7. WOOD OUTLOOKERS
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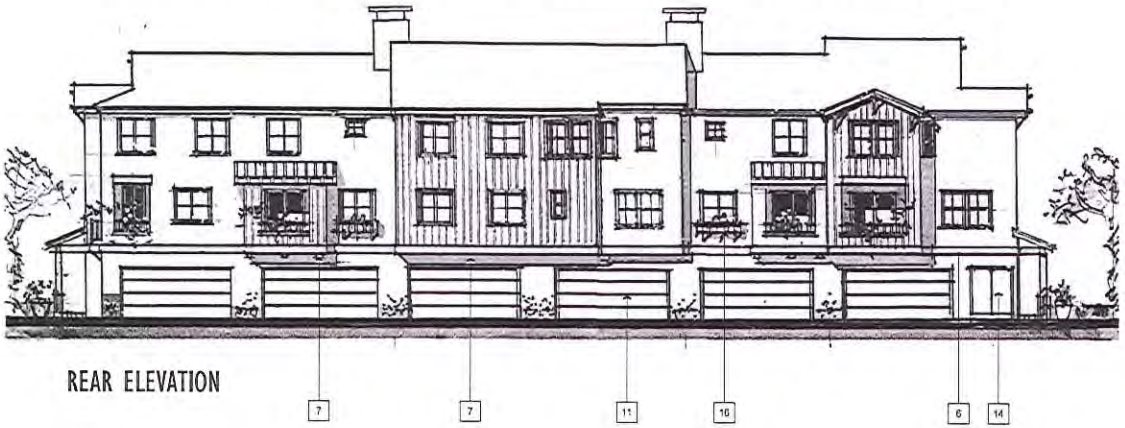
17. BRACKET/ KICKER AT GABLE END



REAR ELEVATION

LEFT ELEVATION

Attachment 2

VILLAGE TOWNHOMES

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REAR LOADS - 37A BUILDING ELEVATIONS

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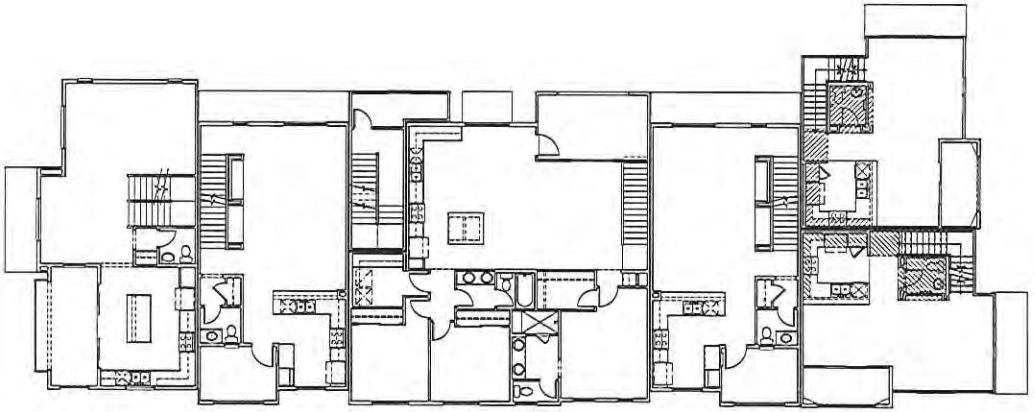

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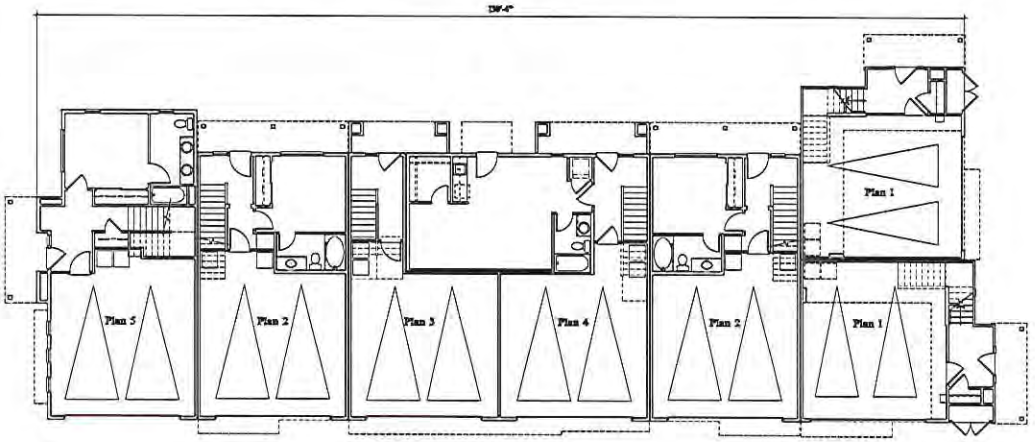

FIRST FLOOR

Attachment 2

VILLAGE TOWNHOMES

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REAR LOADS - 37A BUILDING PLAN

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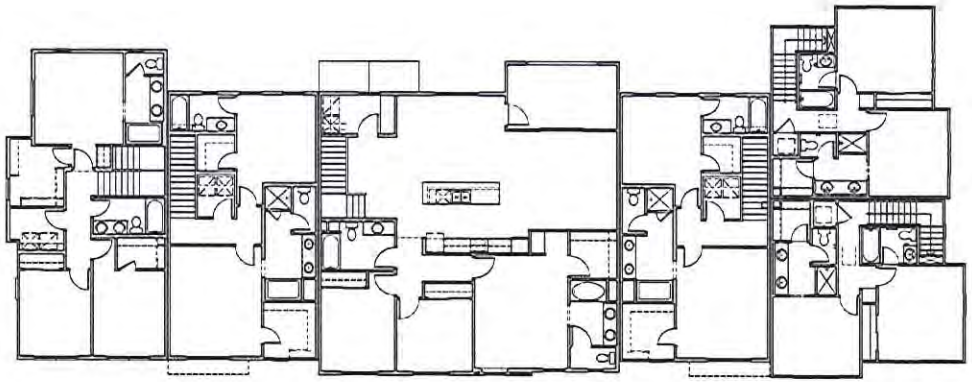

THIRD FLOOR

0 4 8 10

VILLAGE TOWNHOMES

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REAR LOADS - 37A BUILDING PLAN

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FRONT ELEVATION

TYPICAL SIDE ELEVATION

REAR ELEVATION

MATERIAL LEGEND

1. COMPOSITION SHINGLE ROOF
2. STUCCO, LIGHT SAND FINISH
3. FIBERCEMENT BOARD & BATTEN
4. GABLE END VENT
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VILLAGE TOWNHOMES

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Santa Barbara, Ca 93101

COLOR SCHEME 4 OF 4
REAR LOADS - 37B BUILDING ELEVATIONS

BUELLTON, CA

0 4 8 16

A.1.8

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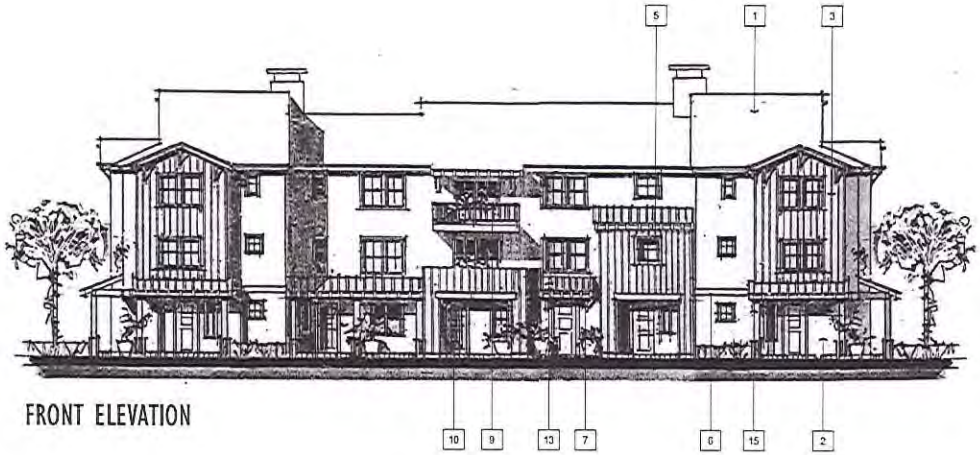
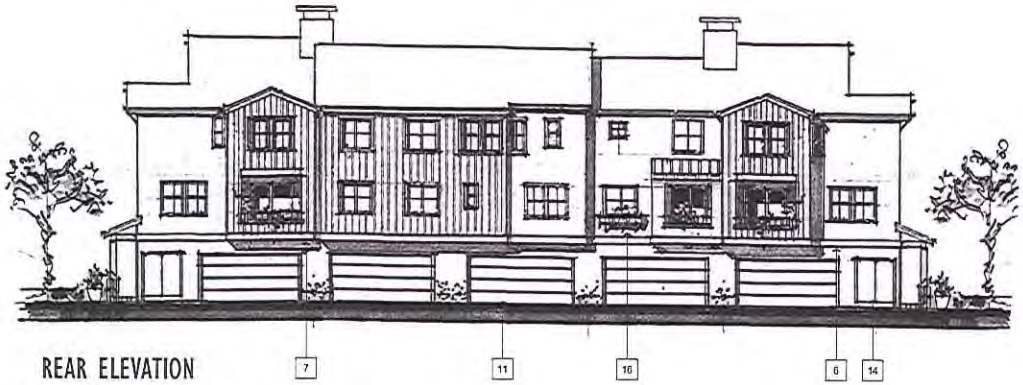


FRONT ELEVATION

TYPICAL SIDE ELEVATION



REAR ELEVATION

MATERIAL LEGEND

1. COMPOSITION SHINGLE ROOF
2. STUCCO, LIGHT SAND FINISH
3. FIBERCEMENT BOARD & BATTEN
4. GABLE END VENT
5. WINDOW TRIM
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15. 6X6 WOOD POST
16. POTSHELF
17. BRACKET/ KICKER AT GABLE END

Attachment 2

VILLAGE TOWNHOMES

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10 E. Yanonali, Suite 2B
Santa Barbara, Ca 93101

REAR LOADS - 37B BUILDING ELEVATIONS

0 4 8 16

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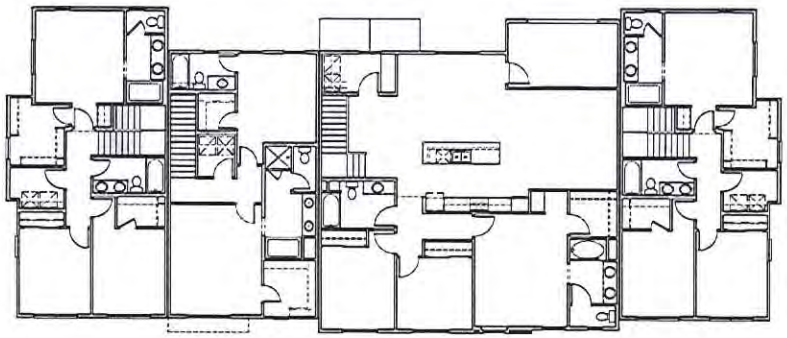

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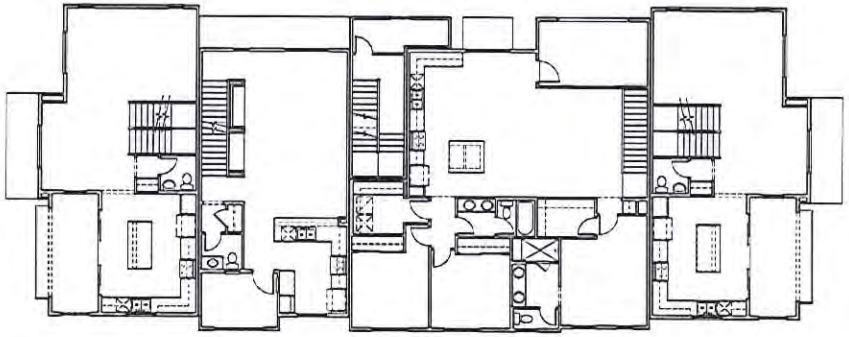

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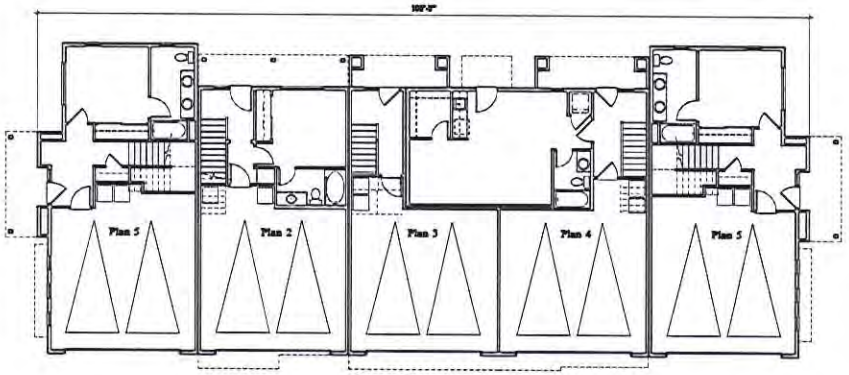

FIRST FLOOR

Attachment 2

VILLAGE TOWNHOMES

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10 E. Yanonali, Suite 2B
Santa Barbara, Ca 93101

REAR LOADS - 35A BUILDING PLAN

BUELLTON, CA

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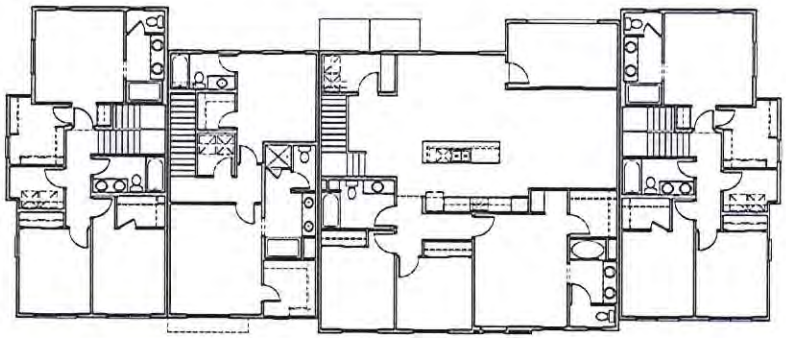

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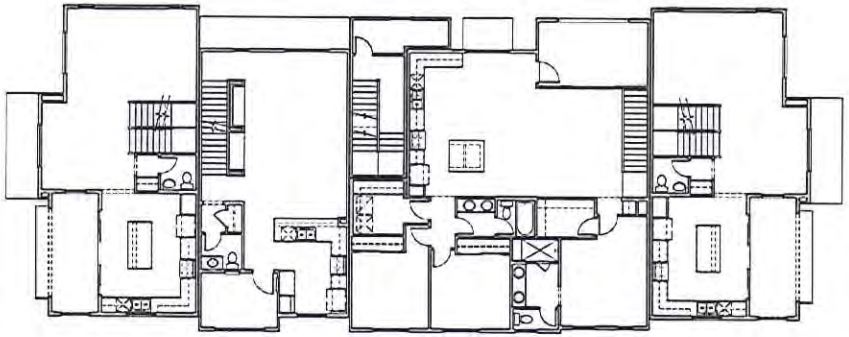

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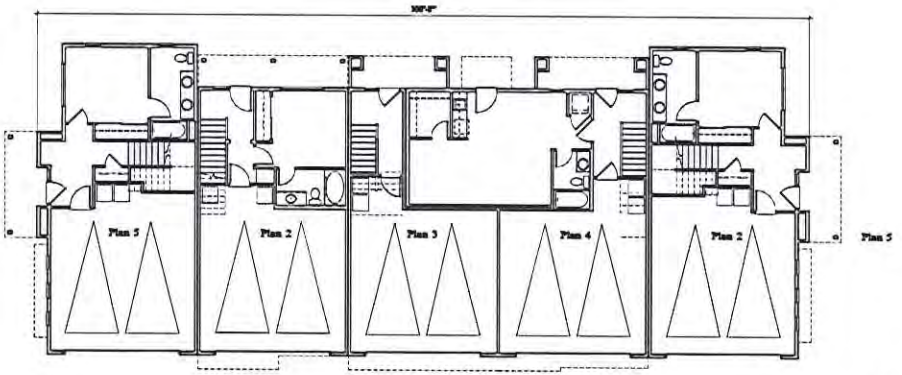

FIRST FLOOR

Attachment 2

VILLAGE TOWNHOMES

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Santa Barbara, Ca 93101

REAR LOADS - 35A BUILDING PLAN

BUELLTON, CA

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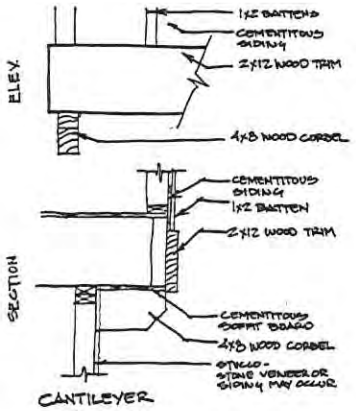

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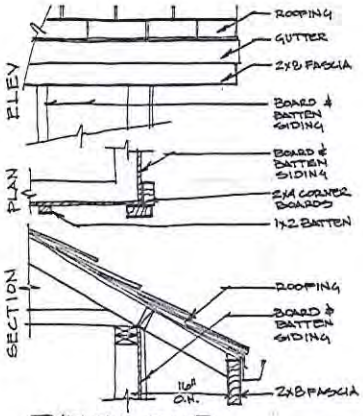

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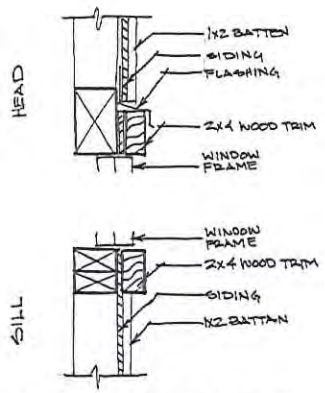
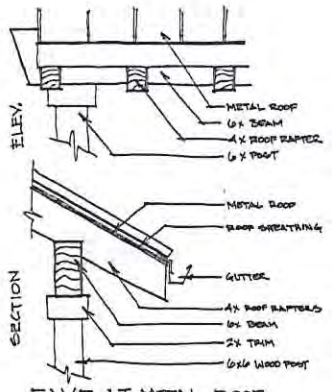
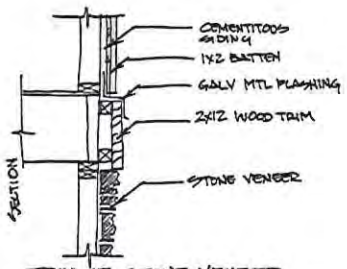


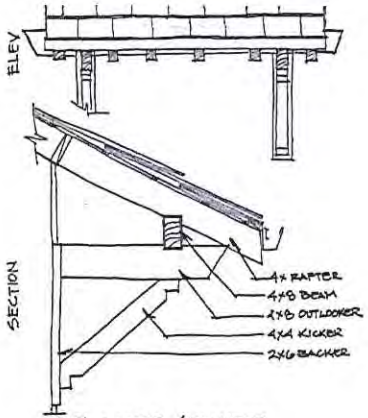
WINDOW TRIM AT SIDING



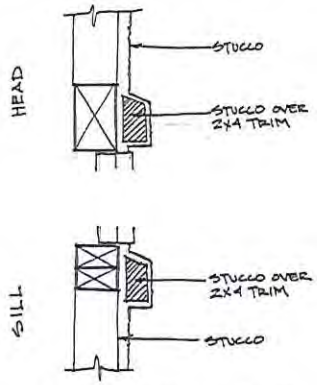
EAVE AT METAL ROOF



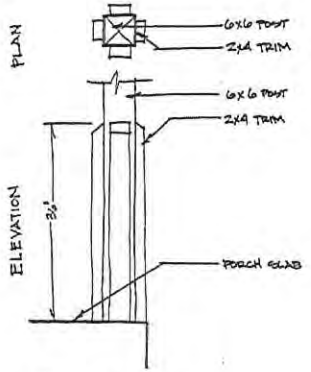
TRIM AT STONE VENEER



OUTLOOKER/KICKER



WINDOW TRIM AT STUCCO



POST BASE

Attachment 2

VILLAGE TOWNHOMES

Capital Pacific Development Group, Inc
10 E. Yanonali, Suite 2B
Santa Barbara, Ca 93101

DETAILS

BUELLTON, CA

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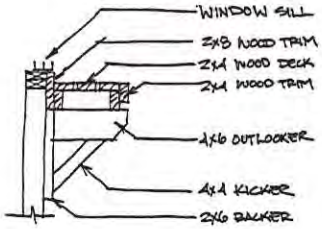
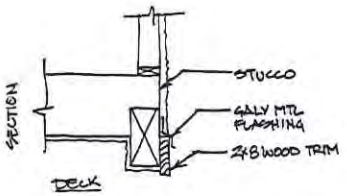


POTSHELF



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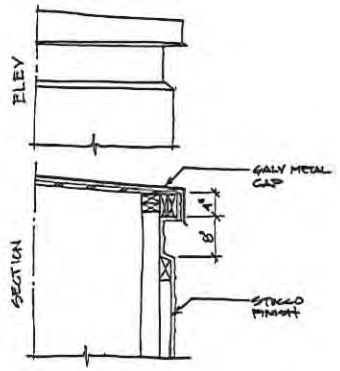
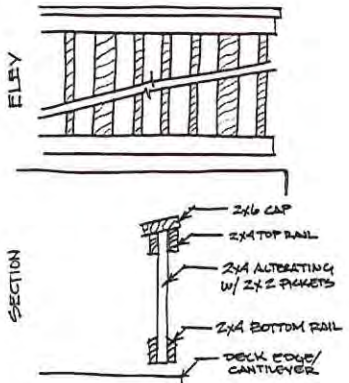
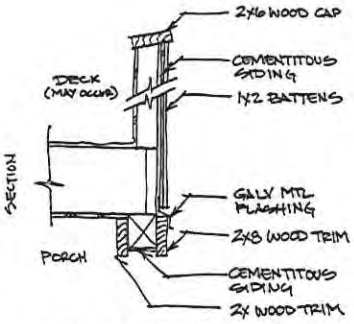


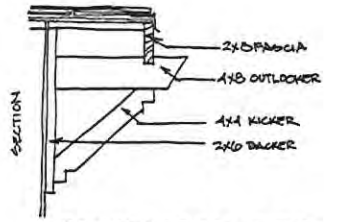
CHIMNEY CAP



TYPICAL DECK RAILING



SOFFIT AT BOARD & BATTEN



BRACKET AT GABLE END

Attachment 2

VILLAGE TOWNHOMES

Capital Pacific Development Group, Inc
10 E. Yanonali, Suite 2B
Santa Barbara, Ca 93101

DETAILS

BUELLTON, CA
KTGY # 2013-0000 9/10/2014

A5.1

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

Attachment 2

VILLAGE TOWNHOMES

Capital Pacific Development Group, Inc
10 E. Yanonali, Suite 2B
Santa Barbara, Ca 93101

VIEW FROM VALLEY VINEYARD CIRCLE

BUELLTON, CA

KTGY # 2013-0050 9/30/2014

A.4.1

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

Attachment 2

VILLAGE TOWNHOMES

Capital Pacific Development Group, Inc
10 E. Yanonali, Suite 2B
Santa Barbara, Ca 93101

VIEW FROM McMURRAY ROAD

BUELLTON, CA
KTGY # 2013-0000 9/10/2014

A.4.2

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

Attachment 2

VILLAGE TOWNHOMES

Capital Pacific Development Group, Inc
10 E. Yanonali, Suite 2B
Santa Barbara, Ca 93101

VIEW FROM EAST

BUELLTON, CA

KTGY # 2013-0880 9/22/2014

A.4.3

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

Robert F. Adams, ASLA
EARTHKNOWER STUDIO
LANDSCAPE ARCHITECT
STATE OF CALIFORNIA LIC. NO. 4726
225 W. FIGUEROA STREET
SANTA BARBARA, CA 93101
(805) 722-2144
robert@earthknower.com
WEB: EARTHKNOWER.COM

PRELIMINARY LANDSCAPE PLAN

THE VILLAGE TOWNHOMES
Buellton, California
APN 137-090-045

Revisions

SHEET 1
L-1
DATE PREPARED
JULY 31, 2014

Attachment 2

PRELIMINARY IRRIGATION EQUIPMENT

SYMBOL	EQUIPMENT DESCRIPTION
	POINT-OF-CONNECTION (POC)
	BACKFLOW PREVENTION DEVICE - 2" FEBCO REDUCED BACKFLOW PRESSURE ASSEMBLY IN LOCKING "GORILLA" CAGE TO PREVENT THEFT OR VANDALISM
C	CENTRAL MODULAR WEATHERMAMIT CONTROLLER - HUNTER ACC-PRO OR EQUAL IN OUTDOOR STAINLESS STEEL BOX WITH REMOTE CONTROL FLOW METER, RAIN SENSOR COMPATIBLE
NOT SHOWN	LINE-SIZE BALL VALVE FOR EMERGENCY SHUT-OFF - HONEYWELL-BRAUKMAN 004-U BRONZE BALL VALVE - LINE SIZE in VALVE BOX AT BOTH ENDS WHERE IRRIGATION MAIN OR SUPPLY LINES CROSS PAVED PARKING AREAS, ROADS, OR DRIVEWAYS

IRRIGATION PIPING

	SCHEDULE 40 PVC PRESSURIZED MAINLINE - 2" SDR CLASS 315
NOT SHOWN	CLASS 200 PVC NON-PRESSURE LATERAL - SUPPLY LINE SIZE - FROM VALVE - SIZE VARIES
NOT SHOWN	4" PVC SLEEVES FOR ALL IRRIGATION PIPING OR WIRING UNDER CURBS, WALLS OR PAVING
NOT SHOWN	XERI-TUBE DRIP LINE (1/2 INCH DRIP TUBING) - 6" MIN. 6" DEPTH - MICRO SPRAY TO BE USED IF RECOMMENDED BY IRRIGATION CONTRACTOR FOR AREAS OF LOW GROUNDCOVER (SPACED)
NOT SHOWN	DRIP EMITTERS 1 GPH OR METAFIM LINE WITH DRIP AT 12" O.C.

ROTOR/SPRAY EQUIPMENT

FOR TURF AND OTHER AREAS OF VERY LOW PLANT MATERIAL: HUNTER PGP ULTRA WITH PRESSURE COMPENSATING NOZZLES

FOR AREAS OF LOW GROUNDCOVER: HUNTER PRO-SPRAY WITH PRESSURE COMPENSATING NOZZLES

KEY NOTES:
1) IRRIGATION PLAN AND INSTALLATION TO CONFORM TO ALL REQUIREMENTS PER THE CURRENT CITY OF BUELLTON'S WATER EFFICIENT ORDINANCE INCLUDING THE DOCUMENTATION PACKAGE WITH THE SIGNED CERTIFICATE OF COMPLIANCE. THE PROJECT WILL COMPLY WITH THE CRITERIA OF THE ORDINANCE WITH APPLICATION ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.
2) THE PLAN SHALL USE POTABLE WATER EFFICIENTLY.
3) THE PLAN SHALL USE DRIP IRRIGATION ON AT LEAST 40 % OF THE PLANT MATERIAL.
4) CHECK VALVES SHALL BE USED TO PREVENT LOW END OF IRRIGATION LINES
5) SYSTEM SHALL BE DESIGNED TO PREVENT OVERSPRAY AND UNNECESSARY RUNOFF
6) ROTOR IRRIGATION TO BE LIMITED TO CENTRAL ACTIVE TURF AREA OF 4000 SF
7) USE SLEEVES MIN. 4" SIZE THROUGH ALL WALLS AND/OR UNDER ALL PAVED AREAS, AND ROADS
8) IRRIGATION SYSTEM SHALL BE MAINTAINED ON A REGULAR BASIS

LICENSED LANDSCAPE ARCHITECT
Robert F. Adams No. 4726
Signature
Renewal Date
Date
STATE OF CALIFORNIA

Robert F. Adams, ASLA
EARTHKNOWER STUDIO
LANDSCAPE ARCHITECT
STATE OF CALIFORNIA LIC. NO. 4726
229 W. FIGUEROA STREET
SANTA BARBARA, CA 93101
(805) 722-2144
rob@earthknower.com
WEB: EARTHKNOWER.COM

PRELIMINARY IRRIGATION PLAN

THE VILLAGE TOWNHOMES
Buellton, California
APN 137-090-045

Revisions

SHEET 2
L-2
DATE PREPARED
JULY 31, 2014

Attachment 2

OUTDOOR LIGHTING FIXTURE LEGEND

NOTES:
ALL FIXTURES ARE TO BE LED TYPE
ALL FIXTURES TO BE NIGHT SKY COMPLIANT
ALL FIXTURE TO POINT DOWNWARD TO REDUCE GLARE

- BOLLARD FIXTURE: LED TYPE 42" HEIGHT, 8" X 8" SQ
- PATHLIGHT -SHIELDED - LED TYPE, -DARK BRONZE FINISH
- SHIELDED ACCENT DOWNLIGHT -LED TYPE - DARK BRONZE FINISH
- FLOODLIGHT FIXTURE: LED TYPE (6" x 6"), BRONZE FINISH - FOR MONUMENT SIGNS ONLY WITH ARM EXTENSION TO ALLOW DOWNWARD POINTING, 3 PER SIGN, 6 TOTAL
- UNDERWATER LIGHT FIXTURE -LED TYPE FIXLALL -IN FOUNTAIN, 2 TOTAL

BOLLARD FIXTURE

PATHLIGHT FIXTURE

DOWNLIGHT FIXTURE

FLOODLIGHT FIXTURE for MONUMENT SIGNS

FOUNTAIN FIXTURE

Robert F. Adams, ASLA
EARTHKNOWER STUDIO
LANDSCAPE ARCHITECT
STATE OF CALIFORNIA LIC. NO. 4726

225 W. FIGUEROA STREET
SANTA BARBARA, CA 93101
(805) 722-2144
robert@earthknower.com

WEB: EARTHKNOWER.COM

OUTDOOR LIGHTING CONCEPT

THE VILLAGE TOWNHOMES
Buellton, California

APN 137-090-045

Revisions

SHEET 3

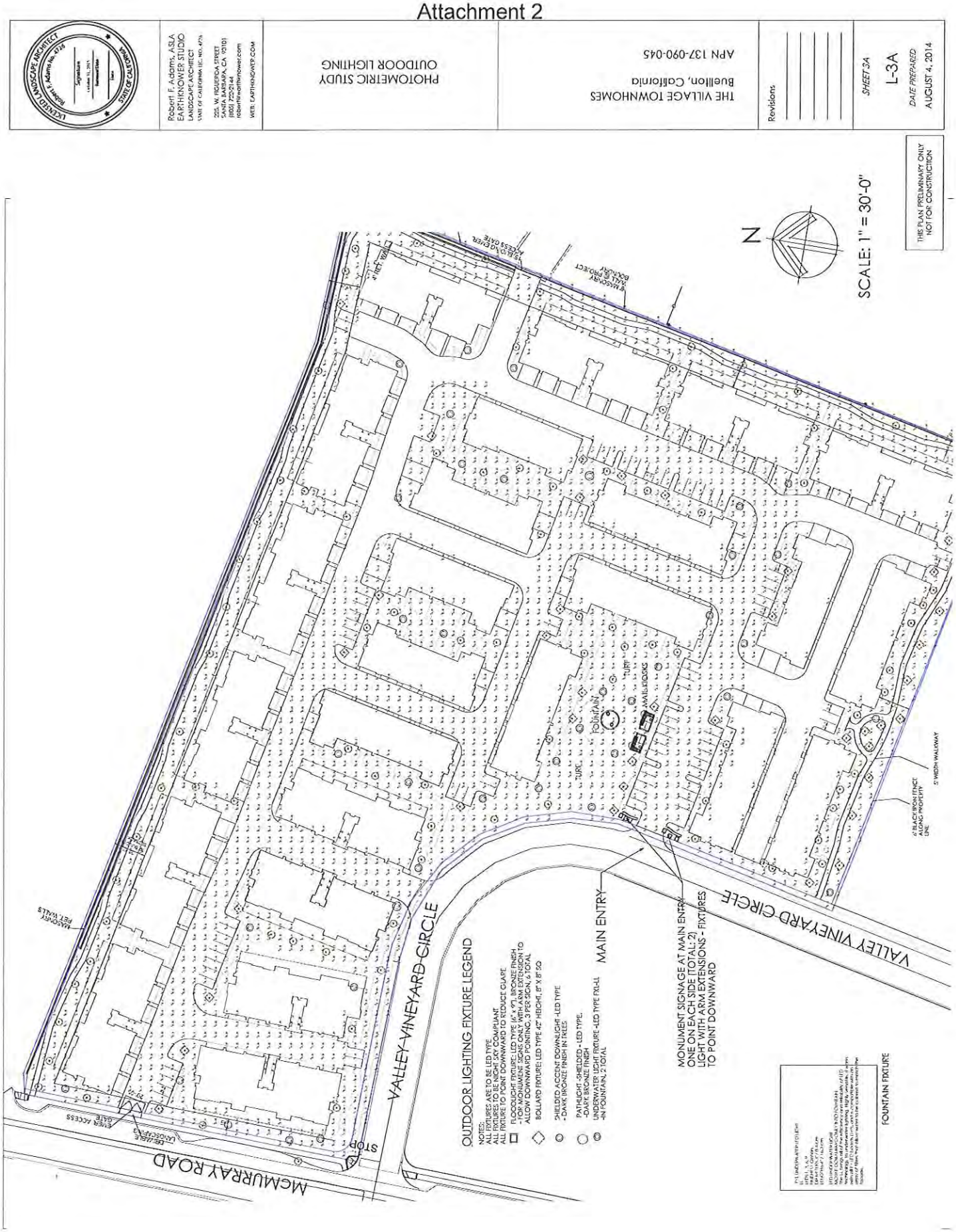
L-3

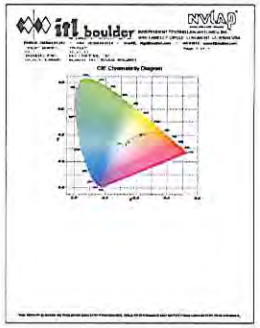
DATE PREPARED

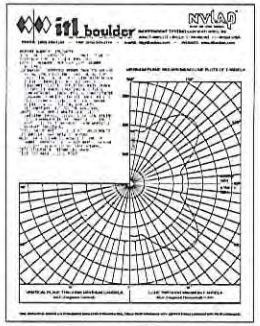
August 4, 2014

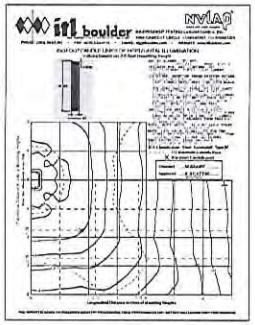
Attachment 2

Attachment 2

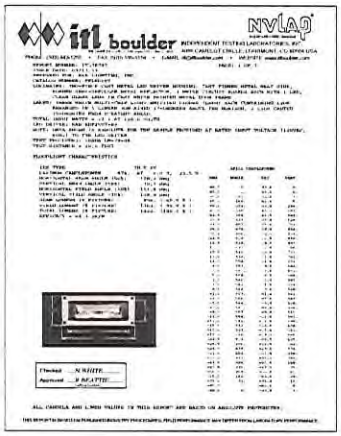




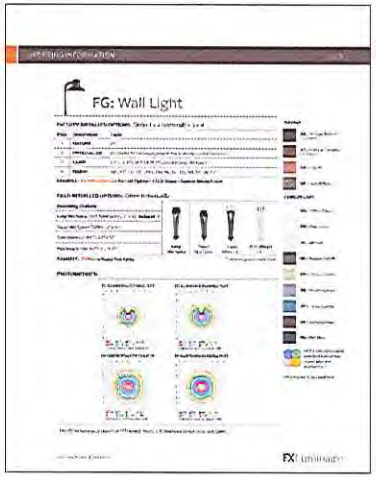




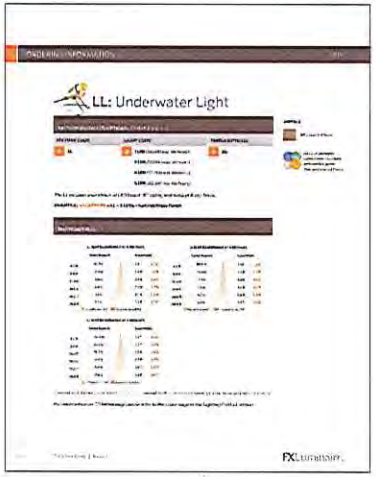
BOLLARD FIXTURE

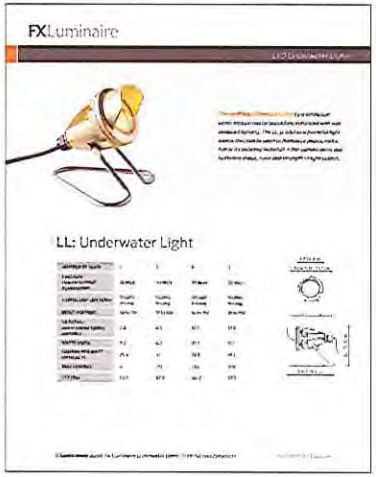


FLOOD LIGHTS (AT MONUMENT SIGN ONLY)

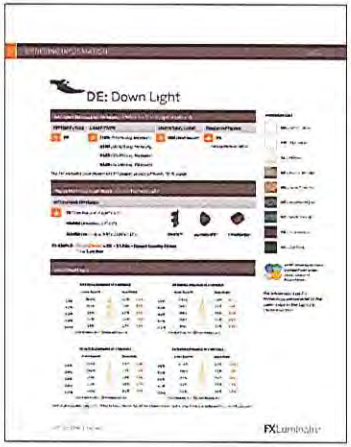


PATHLIGHTS





FOUNTAIN LIGHT



DOWNLIGHTS

Robert F. Adams, ASLA
EARTHKNOWER STUDIO
LANDSCAPE ARCHITECT
STATE OF CALIFORNIA LIC. NO. 4716

205 W. FIGUEROA STREET
SANTA BARBARA, CA 93101
(805) 722-2144
robert@earthknower.com

WEB: EARTHKNOWER.COM

OUTDOOR LIGHTING
FIXTURE INFORMATION

THE VILLAGE TOWNHOMES
Buellton, California

APN 137-090-045

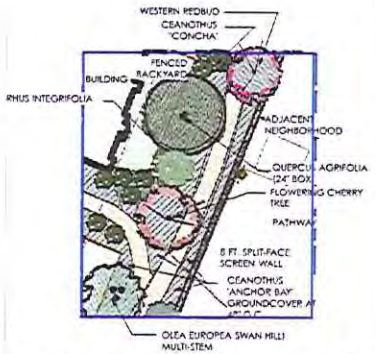
Revisions

SHEET 4

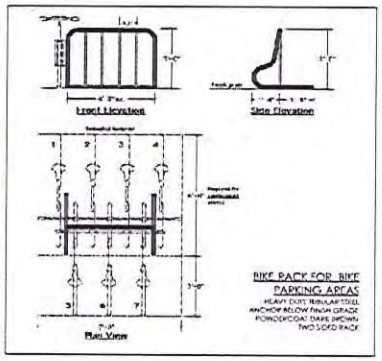
L-4

DATE PREPARED
AUGUST 4, 2014

Attachment 2



CONCEPTUAL PLANTING ENLARGMENT LAYOUT
(EASTERLY EDGE - SEE SHEET L-1 FOR SPECIFIC AREA)



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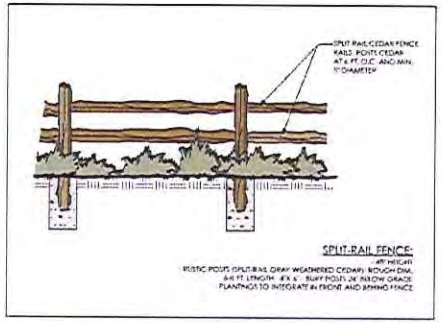

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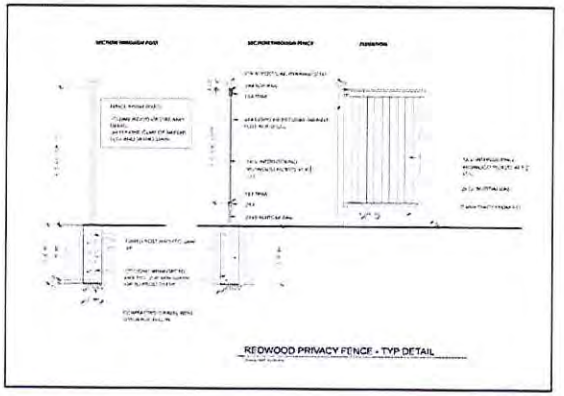

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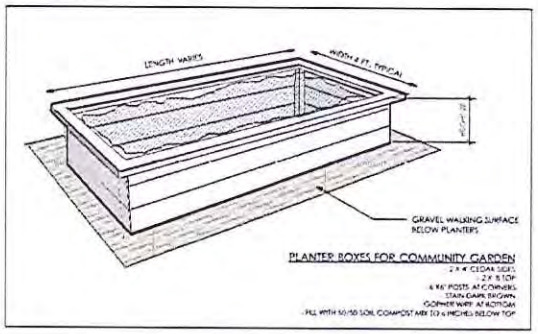

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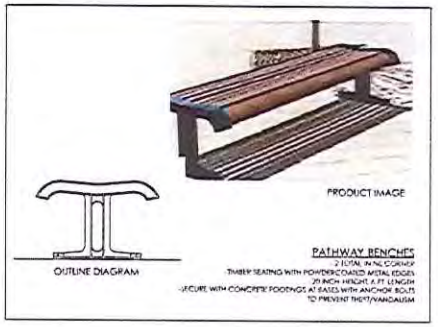
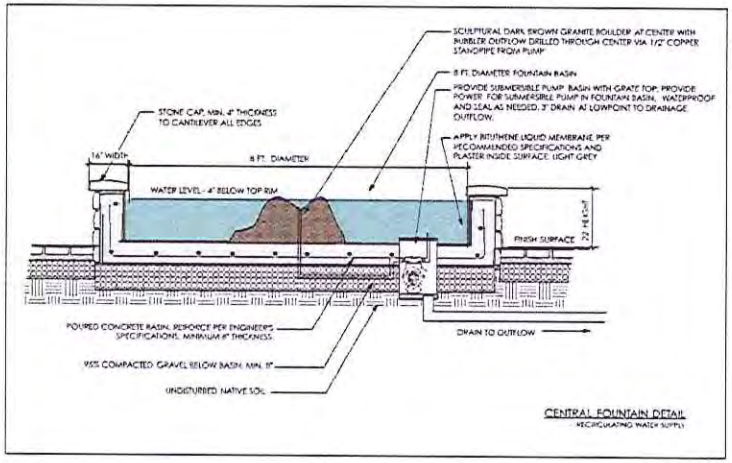


DETAIL 5

DETAIL 4

DETAIL 9



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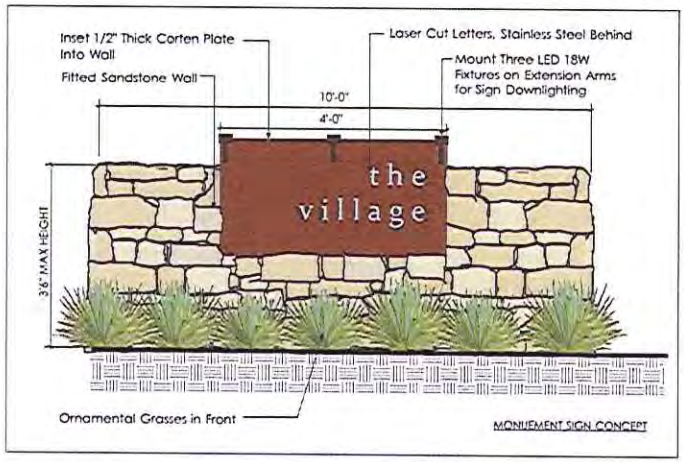


DETAIL 7

Robert F. Adams, ASLA
EARTHKNOWER STUDIO
LANDSCAPE ARCHITECT
STATE OF CALIFORNIA LIC. NO. 4726
225. W. FIGUEROA STREET
SANTA BARBARA, CA. 93101
(805) 722-2144
robert@earthknower.com
WEB: EARTHKNOWER.COM

EXTERIOR SITE DETAILS

THE VILLAGE TOWNHOMES
Buellton, California
APN 137-090-045

Revisions

SHEET 5
L-5

DATE PREPARED
JULY 31, 2014

Attachment 2

TREES

STRAWBERRY TREE

MELALEUCA QUINQUENERVIA

EVERGREEN PEAR TREE

AUSTRALIAN WILLOW

CRAPE MYRTLE

FRUITLESS OLIVE

CANARY ISLAND PINE

GINGKO TREE

DEODAR CEDAR

COAST LIVE OAK

LARGE SHRUBS

CALIFORNIA PRIVET

WESTERN REDBUD

RHUS INTEGRIFOLIA

PITTOSPORUM SILVER SHEEN

TOYON

SHRUBS

NANDINA GULFSTREAM

COAST ROSEMARY

DWARF BOTTLEBRUSH

ROSMARINUS TUSCAN BLUE

CEANOTHUS CONCHA

AUSTRALIAN FUCHSIA

FORTNIGHT LILY

NZ LFAX

GRASSES. RUSHES AND FLOWERING PERENNIALS

BLUE GRAMA GRASS 'HATCHITA' - SEEDED

MUHLENBERGIA RIGENS (DEER GRASS)

DAYLILY

GERMANDER SAGE

DWARF KARO

CAPE RUSH

ELK BLUE RUSH

BERKELEY SEDGE

MISCANTHUS CABERET

GROUNDCOVERS

TRAILING BLUE ROSEMARY

LAVENDER

CISTUS 'SUNSET' (ROCKROSE)

COTONEASTER LOWFAST

CEANOTHUS GLORIOSUS 'ANCHOR BAY'

Robert F. Adams, ASLA
EARTHKNOWER STUDIO
LANDSCAPE ARCHITECT
STATE OF CALIFORNIA LIC. NO. 4726

225. W. FIGUEROA STREET
SANTA BARBARA, CA 93101
(805) 722-2144
robert@earthknower.com

WEB: EARTHKNOWER.COM

PROPOSED PLANT MATERIAL IMAGES

THE VILLAGE TOWNHOMES
Buellton, California

APN 137-090-045

Revisions

SHEET 6

L-6

DATE PREPARED
JULY 31, 2014

Attachment 2

SPECIFIC PLAN AREA CALCULATIONS:

TOWNHOMES:	
STRUCTURES	154,181 SF
PARKING/ROADWAYS	140,753 SF
PUBLIC OPEN SPACE	88,881 SF
PRIVATE OPEN SPACE	20,715 SF
TOTAL	404,530 SF

SENIOR RESIDENCE:	
STRUCTURES	20,529 SF
PARKING/ROADWAYS	27,445 SF
PUBLIC OPEN SPACE	30,596 SF
PRIVATE OPEN SPACE	8,550 SF
TOTAL	87,120 SF

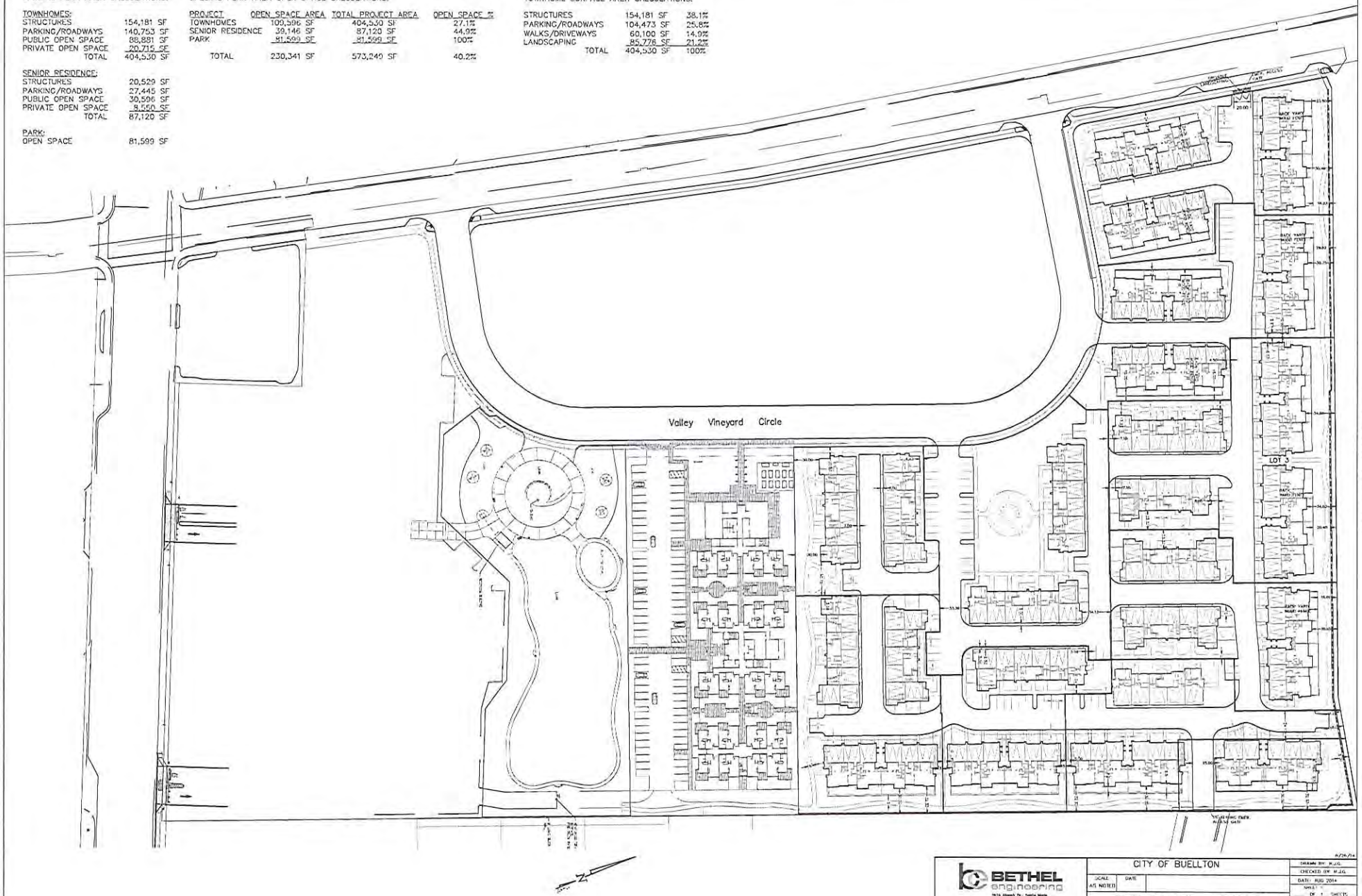
PARK:	
OPEN SPACE	81,599 SF

SPECIFIC PLAN AREA OPEN SPACE CALCULATIONS:

PROJECT	OPEN SPACE AREA	TOTAL PROJECT AREA	OPEN SPACE %
TOWNHOMES	109,596 SF	404,530 SF	27.1%
SENIOR RESIDENCE	39,146 SF	87,120 SF	44.9%
PARK	81,599 SF	81,599 SF	100%
TOTAL	230,341 SF	573,249 SF	40.2%

TOWNHOME SURFACE AREA CALCULATIONS:

STRUCTURES	154,181 SF	38.1%
PARKING/ROADWAYS	104,473 SF	25.8%
WALKS/DRIVEWAYS	60,100 SF	14.9%
LANDSCAPING	85,776 SF	21.2%
TOTAL	404,530 SF	100%



BETHEL engineering

CITY OF BUELLTON

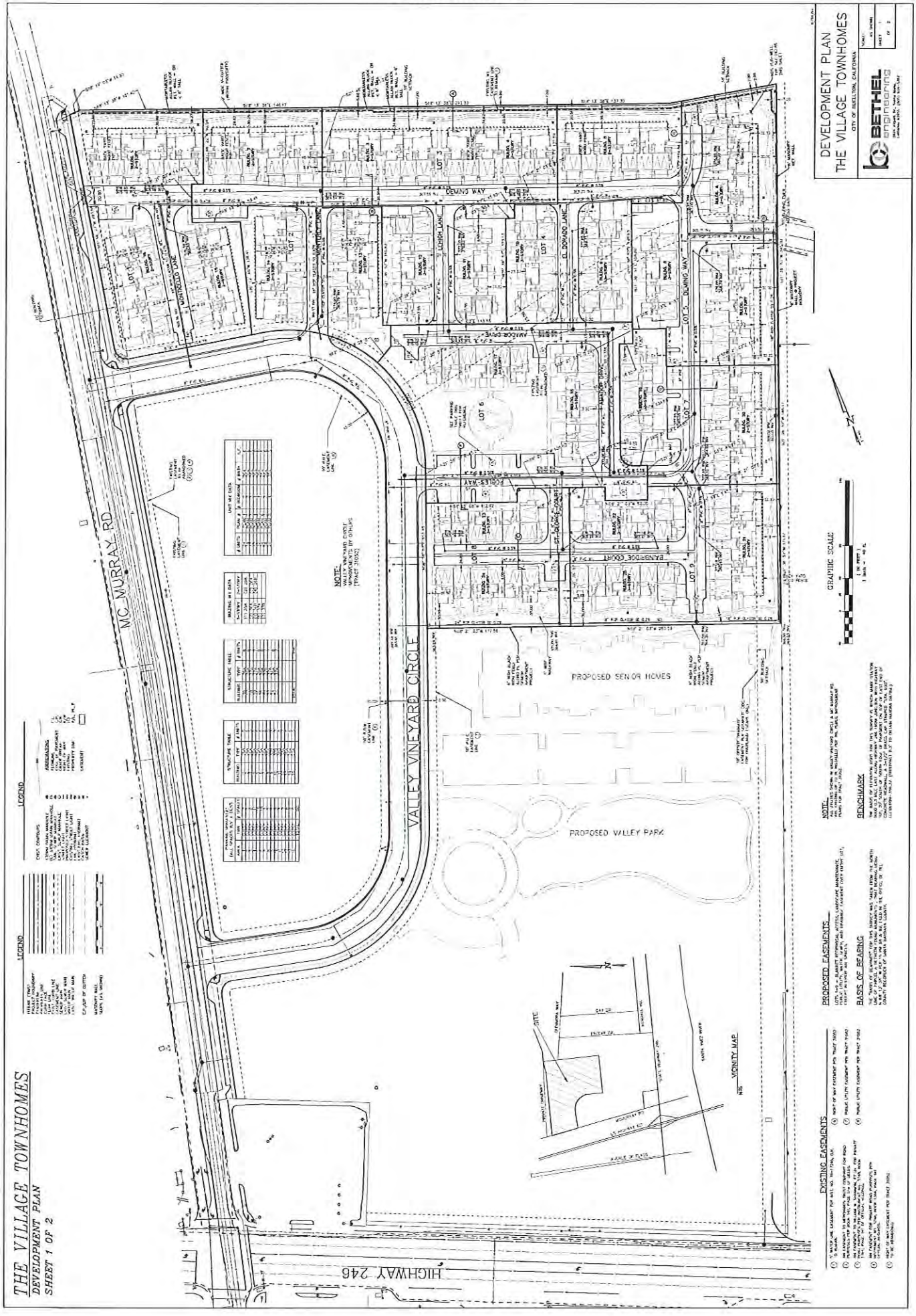
SCALE: AS NOTED | DATE:

"THE VILLAGE" – EXHIBIT 1
COMBINED CALCULATIONS

DRAWN BY: K.J.G.
CHECKED BY: K.J.G.
DATE: AUG 2014
SHEET
OF 1 SHEETS
FILE NUMBER

Attachment 2

Attachment 2



THE VILLAGE TOWNHOMES

DEVELOPMENT PLAN

SHEET 2 OF 2

PROJECT INFORMATION

GROSS AREA: 9.3 ACRES (404,530 S.F.)

NUMBER OF TOTAL LOTS: 1

(PROPOSED) USES: CONDOMINIUMS, PRIVATE ON-SITE RECREATIONAL FACILITIES

2-STORY FRONT LOADED UNITS	3-STORY FRONT LOADED UNITS
24=PLAN 1 (2 BED)	26-UNITS PLAN 1 (2 BED)
28=PLAN 2 (3 BED)	19-UNITS PLAN 2 (3 BED)
24-PLAN 3 (3 BED)	12-UNITS PLAN 3 (3 BED)
76 UNITS	12-UNITS PLAN 4 (4 BED)
	11-UNITS PLAN 5 (4 BED)
	80 UNITS

(PROPOSED) DWELLING UNITS: 156 UNITS

DENSITY: 16.77 DU/AC

LAND USE & ZONING

P.D.R. (PLANNED RESIDENTIAL DEVELOPMENT)

16 UNITS/ACRE

DENSITY: 244 UNITS MAX

PROJECT PARKING SUMMARY

TOTAL REQUIRED SPACES:

(50) 2 BED UNITS	= 100 SPACES	(2 SPACES/UNIT)
(106) 3+ BED UNITS	= 265 SPACES	(2.5 SPACES/UNIT)
(156) TOTAL UNITS	= 23 VISITOR SPACES (1 SPACE/7 UNITS)	
TOTAL REQUIRED SPACES	= 387	
TOTAL PROVIDED SPACES:		
	= 312 SPACES FOR UNITS	(GARAGES)
	= 90 GUEST PARKING	
TOTAL PARKING	= 402 SPACES	

PROJECT SURFACE INFORMATION

STRUCTURES	155,391 SF	38.4%
SURFACE PARKING	139,243 SF	34.4%
LANDSCAPE AREA	109,896 SF	27.2%
TOTAL AREA	= 404,530 SF	

SPECIFIC PLAN AREA CALCULATIONS:

TOWNHOMES:

STRUCTURES	156,191 SF
PARKING/ROADWAYS	140,763 SF
PUBLIC OPEN SPACE	86,986 SF
PRIVATE OPEN SPACE	20,590 SF
TOTAL	404,530 SF

SENIOR RESIDENCE:

STRUCTURES	39,326 SF
PARKING/ROADWAYS	17,445 SF
PUBLIC OPEN SPACE	30,906 SF
PRIVATE OPEN SPACE	8,556 SF
TOTAL	97,233 SF

PARK:

OPEN SPACE	81,750 SF

SPECIFIC PLAN AREA OPEN SPACE CALCULATIONS:

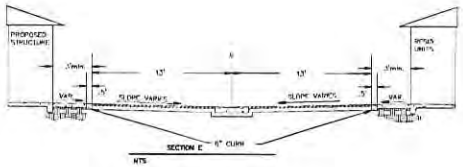
PROJECT	OPEN SPACE AREA	TOTAL PROJECT AREA	OPEN SPACE %
TOWNHOMES	156,191 SF	404,530 SF	37.9%
SENIOR RESIDENCE	39,326 SF	97,233 SF	40.4%
PARK	81,750 SF	81,750 SF	100%
TOTAL	278,341 SF	583,248 SF	48.2%

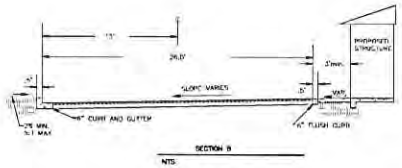
TOWNHOME SURFACE AREA CALCULATIONS:

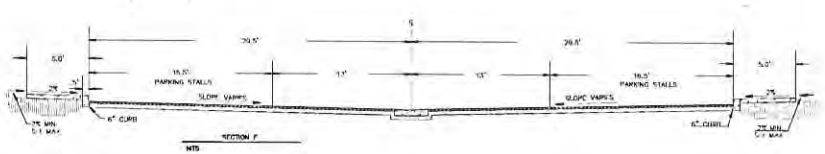
STRUCTURES	156,191 SF	38.6%
PARKING/ROADWAYS	104,472 SF	25.8%
WALKS/SITE WAYS	60,940 SF	15.1%
LANDSCAPING	83,776 SF	20.8%
TOTAL	404,530 SF	100%

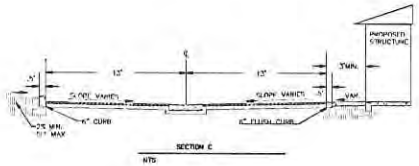
FLOOD INFORMATION

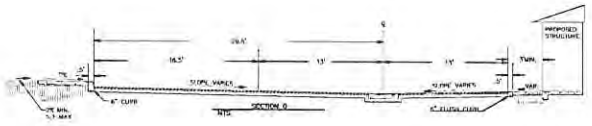
THIS PROJECT LIES WITHIN OTHER AREAS ZONE X, WHICH IS DESIGNED AS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

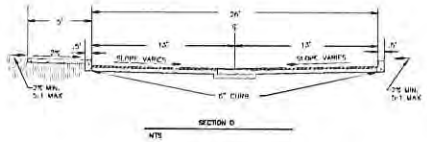


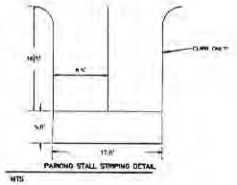


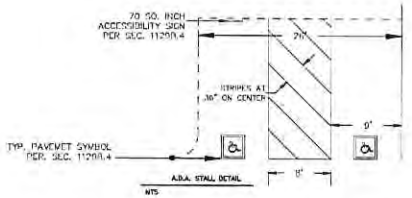


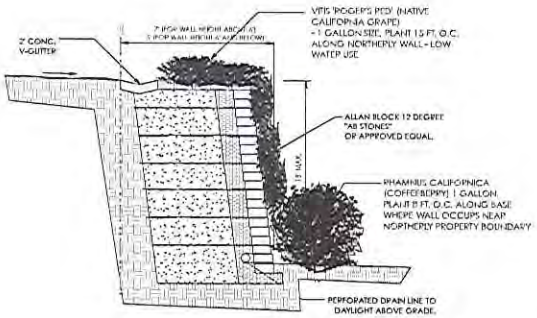






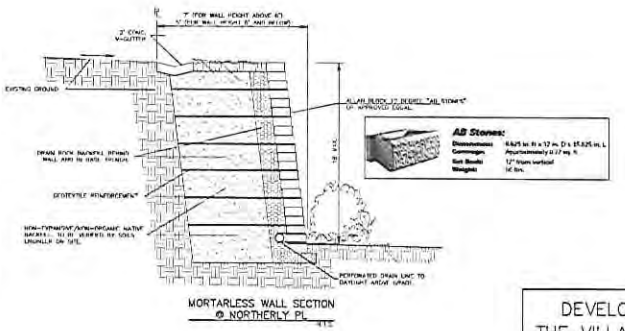






ILLUSTRATIVE WALL SECTION @ NORTHERLY PL

N.T.S.



MORTARLESS WALL SECTION @ NORTHERLY PL

N.T.S.

DEVELOPMENT PLAN
THE VILLAGE TOWNHOMES
CITY OF DUBLIN, CALIFORNIA

BETHEL engineering

SCALE: AS SHOWN
SHEET 2
OF 2

Attachment 2

THE VILLAGE TOWNHOMES

PRELIMINARY GRADING PLAN

SHEET 1 OF 1

EARTHWORK

CUT: 20,415 C.Y.
FILL: 10,823 C.Y.

BENCHMARK

THE BASIS OF ELEVATIONS USED FOR THE SURVEY IS BENCH MARK STATION: ROAD 0.5 MILE EAST ALONG HIGHWAY 246 FROM JUNCTION WITH ORDWAY RD., 20' SOUTH OF SOUTH EDGE OF PAVEMENT ON TOP OF THE EAST END OF CONCRETE HEADWALL, A 3x3x3/8" ANGLE CAP STAMPED "USA MONT" ELEVATION: 735.11 (SURVEY DATUM: NAVD88 DATUM)

BASIS OF BEARINGS

THE "BASIS OF BEARINGS" FOR THIS SURVEY WAS TAKEN FROM THE NORTH LINE OF PARCEL A AS TAKEN FROM MONUMENTS THAT BEARING BEING N 89°51'38" W PER 23 PM 68 & 69 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SANTA BARBARA COUNTY.

LEGEND

LEGEND

EXIST. CONTOURS

STORM DRAIN MANHOLE
(E) STORM DRAIN MANHOLE
SAN. SEWER MANHOLE
LIGHT / SIGN BRACKET
EXIST. UTILITY POLE
PROPOSED STREET LIGHT
EXISTING STREET LIGHT
FIRE HYDRANT
CATCH BASIN
SEWER CLEANOUT

ABBREVIATIONS

FLOWLINE
EDGE OF PAVEMENT
GRADE BREAK
RIGHT OF WAY
EXISTING
PROPERTY LINE
FASCIA/ROOF
FASCIA/INT
NDS FLO-WELL

MC MURRAY RD

MONTICELLO LANE

MONTEREY LANE

VALLEY VINEYARD CIRCLE

W LEHIGH LANE

ST GEORGE COURT

EL DORADO LANE

AMADOR DRIVE

BARBOSSE COURT

DEMING WAY

CROWS WAY

NOTE:
VALLEY VINEYARD CIRCLE IMPROVEMENTS BY OTHERS (TRACT 31052)

NOTE:
FOR CROSS-SECTIONS SEE DEVELOPMENT PLAN OR TENTATIVE TRACT MAP

SITE MAP
NTS

VICINITY MAP
NTS

NDS FLO-WELL GRAVEL INSTALLATION

- MUST BE INSTALLED 10' AWAY FROM STRUCTURE OR FOUNDATION.
- PAVED LOT DOES NOT COME WITH PAVING RTM.
- REFERENCE FLO-WELL CALCULATOR ON NDSPRO.COM

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

PRELIMINARY GRADING PLAN
THE VILLAGE TOWNHOMES
CITY OF BUELLTON, CALIFORNIA

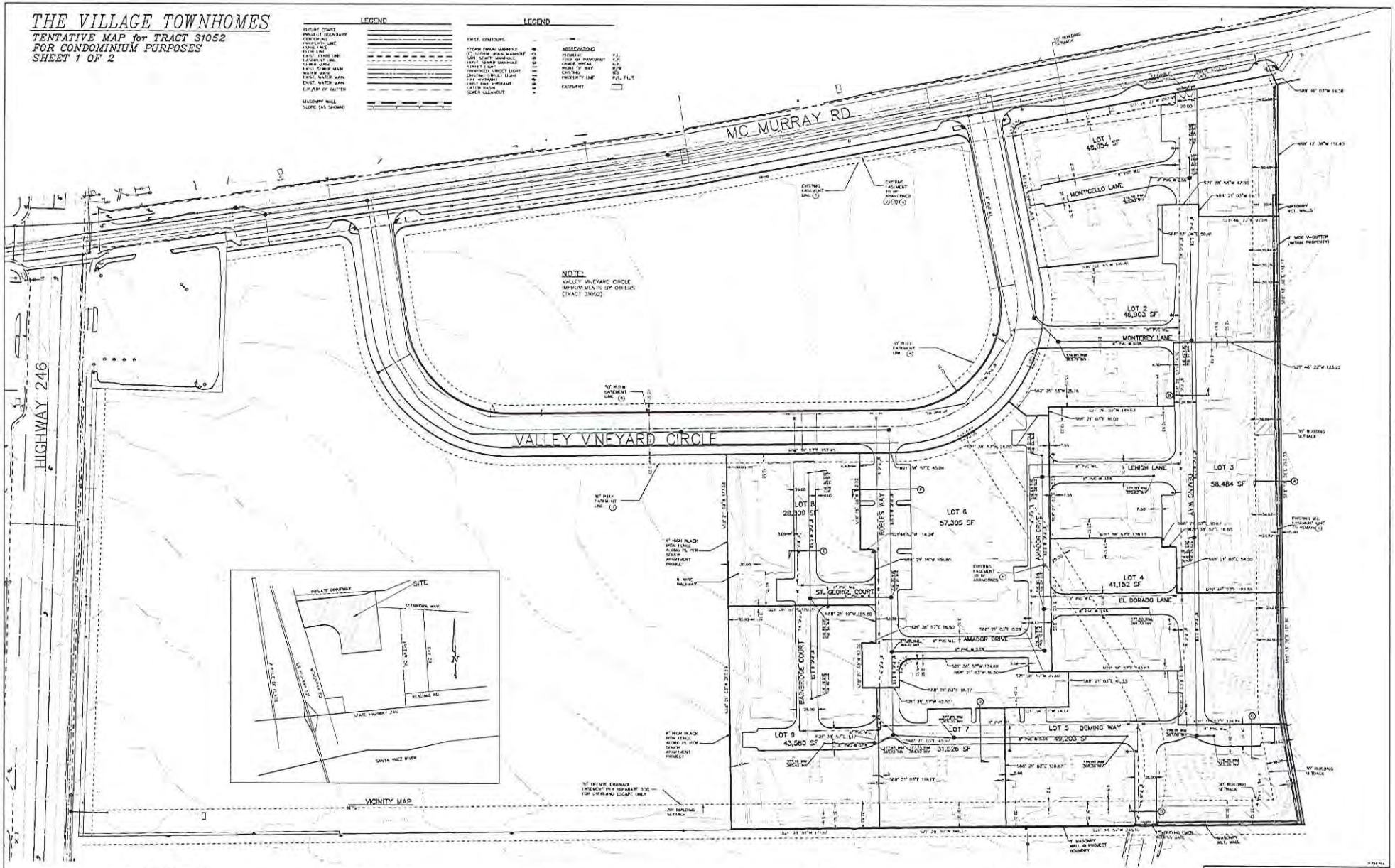
BETHEL engineering

SCALE: AS SHOWN
SHEET 1 OF 1

Attachment 2

THE VILLAGE TOWNHOMES

TENTATIVE MAP for TRACT 31052
FOR CONDOMINIUM PURPOSES
SHEET 1 OF 2



EXISTING EASEMENTS

1. 7' WATER LINE EASEMENT PER INST. NO. 79-17240, O.R. TO REMAIN.
2. 44' EASEMENT TO MENDENHALL TRUST COMPANY FOR ROAD PURPOSES PER BOOK 190, PAGE 349 OR DEEDS.
3. 44' EASEMENT TO WILLIAM H. MENDENHALL ET UX FOR PRIVATE ROAD PURPOSES PER BOOK 67 OF DEEDS, PAGE 161 OF OFFICIAL RECORDS.
4. 44' EASEMENT FOR PRIVATE ROAD PURPOSES PER INSTRUMENT NO. 17746, BOOK 1346, PAGE 161 OFFICIAL RECORDS.
5. RIGHT OF WAY EASEMENT PER TRACT 31052 TO BE ABANDONED
6. RIGHT OF WAY EASEMENT PER TRACT 31052
7. PUBLIC UTILITY EASEMENT PER TRACT 31052
8. PUBLIC UTILITY EASEMENT PER TRACT 31052

PROPOSED EASEMENTS

LOTS 1-9 – PLANNED TECHNICAL ACCESS, LANDSCAPE MAINTENANCE, PUBLIC UTILITY, WATER, SEWER, AND DRAINAGE EASEMENT OVER ENTIRE LOT, EXCEPT WITHIN AIR SPACE.

BASIS OF BEARING

THE "BASIS OF BEARINGS" FOR THIS SURVEY WAS TAKEN FROM THE NORTH LINE OF PARCEL A AS SHOWN ON RECORD OF SURVEY NO. 2, THAT BEARING BEING N 68° 17' 38" W PER R1 PM 89 & 90, R2 PM 91 IN THE OFFICE OF THE COUNTY RECORDER OF SANTA BARBARA COUNTY.

NOTE:

ALL UTILITIES SHOWN IN VALLEY VINEYARD CIRCLE & MC MURRAY RD ARE EXISTING OR TO BE INSTALLED PER THE PUBLIC IMPROVEMENT PLANS FOR TRACT 31052

BENCHMARK

THE BASIS OF ELEVATION USED FOR THIS SURVEY IS BENCH MARK STATION 1830-0.3 WEST EAST ALONG HIGHWAY 246 FROM JUNCTION WITH HIGHWAY NO. 217 SOUTH OF SOUTH EDGE OF PAVEMENT ON TOP OF EAST END OF CONCRETE HEADWALL, A 1-1/2" BRASS CAP STAMPED "USA 1830" ELEVATION=376.37. (SUBTRACT 0.17 TO OBTAIN NAVD88 DATUM.)

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

TENTATIVE TRACT MAP
THE VILLAGE TOWNHOMES
CITY OF BUELLTON, CALIFORNIA

BETHEL engineering
1624 Alisos Dr., Santa Maria, California 93454 (805) 934-3787

SCALE: AS SHOWN
SHEET 1 OF 2

Attachment 2

THE VILLAGE TOWNHOMES

TENTATIVE TRACT MAP
FOR CONDOMINIUM PURPOSES
SHEET 2 OF 2

PROJECT INFORMATION

GROSS AREA: 9.3 ACRES (404,530 S.F.)
NUMBER OF TOTAL LOTS: 1

(PROPOSED) USES: CONDOMINIUMS
PRIVATE OPEN SPACE RECREATIONAL FACILITIES

2-STORY FRONT LOADED UNITS
24=UNITS PLAN 1 (2 BED)
48=UNITS PLAN 2 (3 BED)
12=UNITS PLAN 3 (3 BED)
12=UNITS PLAN 4 (4 BED)
12=UNITS PLAN 5 (4 BED)
108 UNITS

3-STORY FRONT LOADED UNITS
24=UNITS PLAN 1 (2 BED)
18=UNITS PLAN 2 (3 BED)
12=UNITS PLAN 3 (3 BED)
12=UNITS PLAN 4 (4 BED)
12=UNITS PLAN 5 (4 BED)
80 UNITS

(PROPOSED) DWELLING UNITS: 154 UNITS
DENSITY: 16.77 DU/AC

LAND USE & ZONING

PUD (PLANNED RESIDENTIAL DEVELOPMENT)
DENSITY: 8.25 UNITS/ACRE
DENSITY: 154 UNITS MAX

PROJECT PARKING SUMMARY

TOTAL REQUIRED SPACES:

(154) 2 BED UNITS = 308 SPACES (2 SPACES/UNIT)
(104) 3+ BED UNITS = 260 SPACES (2.5 SPACES/UNIT)
(154) TOTAL UNITS = 32 VISITOR SPACES (1 SPACES/5 UNITS)

TOTAL REQUIRED SPACES = 567

TOTAL PROVIDED SPACES:
= 572 SPACES (154 UNITS) (GARAGES)
= 90 (OFF STREET PARKING)

TOTAL PARKING = 662 SPACES

PROJECT SURFACE INFORMATION

STRUCTURES	155,294 S.F.	38.4%
IMPERVIOUS SURFACE	179,243 S.F.	44.3%
LANDSCAPE AREA	= 109,993 S.F.	27.2%
	TOTAL AREA = 404,530 S.F.	

SPECIFIC PLAN AREA CALCULATIONS:

TOWNHOMES:
STRUCTURES 154,181 SF
PARKING/ROADWAYS 165,753 SF
PUBLIC OPEN SPACE 88,881 SF
PRIVATE OPEN SPACE 20,715 SF
TOTAL 429,531 SF

SENIOR RESIDENCE:
STRUCTURES 39,529 SF
PARKING ROADWAYS 27,445 SF
PUBLIC OPEN SPACE 30,594 SF
PRIVATE OPEN SPACE 8,512 SF
TOTAL 107,080 SF

PARK:
OPEN SPACE 87,596 SF

SPECIFIC PLAN AREA OPEN SPACE CALCULATIONS:

PROJECT	OPEN SPACE AREA	TOTAL PROJECT AREA	OPEN SPACE %
TOWNHOMES	109,396 SF	429,530 SF	25.5%
SENIOR RESIDENCE	39,106 SF	107,080 SF	36.5%
PARK	87,596 SF	87,596 SF	100%
TOTAL	236,341 SF	573,206 SF	41.2%

TOWNHOME SURFACE AREA CALCULATIONS:

STRUCTURES	154,181 SF	36.6%
PARKING/ROADWAYS	165,753 SF	39.4%
WALKS/DRIVEWAYS	80,100 SF	19.0%
LANDSCAPING	20,715 SF	5.0%
TOTAL	429,530 SF	100%

FLOOD INFORMATION

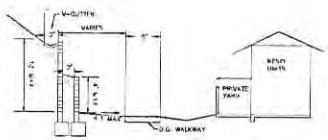
THIS PROJECT LIES WITHIN OTHER AREAS ZONE X, WHICH IS DESIGNATED AS: DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

OWNER'S CERTIFICATE

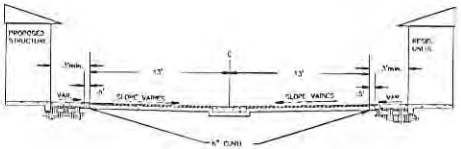
WE HEREBY CONSENT TO THE DIVISION OF REAL PROPERTY SHOWN ON THIS MAP, AND CERTIFY THAT WE ARE THE LEGAL OWNERS AND THAT THE INFORMATION HEREON IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

SUBDIVIDER'S CERTIFICATE

WE HEREBY CERTIFY THAT THE DESIGN OF THIS SUBDIVISION WILL IN NO WAY CONFLICT WITH EASEMENTS, RIGHTS OF THE PUBLIC AT LARGE FOR ACCESS THROUGH, OR USE OF PROPERTY WITHIN THIS SUBDIVISION.



SECTION A
NTS



SECTION E
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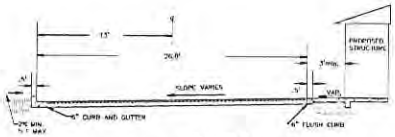

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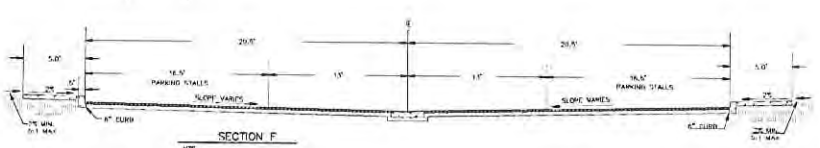

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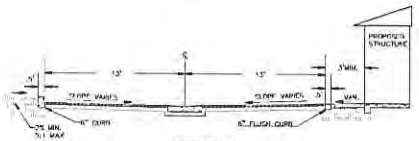
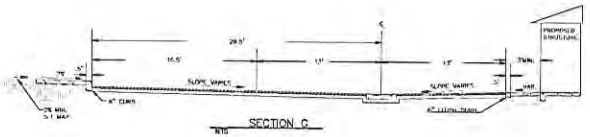
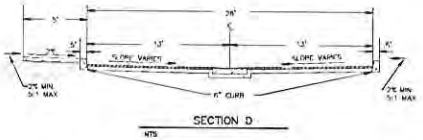


SECTION C
NTS



SECTION G
NTS



SECTION D
NTS

5/31/24

TENTATIVE TRACT MAP
THE VILLAGE TOWNHOMES
CITY OF RIO VISTA, CALIFORNIA

BETHEL engineering

SCALE: AS NOTED
SHEET 2 OF 2

Attachment 2

Attachment 3

City of Buellton Design Review

Distribution:

City	*Ravatt Albrecht*	*PleinAire DG*	*Applicant*	*Other*	
☐ M. Bierdzinski	☒ G. Ravatt	☒ K Small	☐	☐	☒ 1st Review
☐ I. Tucker	☐	☐ M Quintero	☐	☐	☐ 2nd Review
☐ A. Perez		☐	☐		☐ 3rd Review
☐ R. Hess			☐		☐ Final Review
					☐ File No.

VIA: ☒ Email ☐ Fax ☐ U.S. Mail ☐ Delivery

PROJECT: Oak Springs Village

LANDSCAPE ARCHITECT: PleinAire Design Group
2615 Skyway Drive Suite B
Santa Maria, CA 93455-1414

DATE: 07/17/14

CITY FILE NO:

REVIEWER: Kevin Small

General Comments:

The design has one central open space. This might be better utilized as a recreation area. The turf spec is for a light traffic area

SITE DESIGN:

	N/A	Complete	Complete w/ Corrections	Incomplete
1. Landscape area	1 ☐	1 ☐	1 ☒	1 ☐
2. Adjacencies	2 ☐	2 ☐	2 ☐	2 ☒
3. Existing Trees	3 ☐	3 ☐	3 ☒	3 ☐
4. Slopes	4 ☐	4 ☐	4 ☐	4 ☐
5. Habitats	5 ☐	5 ☐	5 ☐	5 ☐
6. Site Features	6 ☐	6 ☐	6 ☐	6 ☐

Remarks:

1. Total landscape area site % is not noted on plan
2. Design does not address visual impacts to residential area on east side
3. Notes indicate existing oak trees but no comments regarding construction impacts or required protection
6. There is no indication of design intent for site furnishings such s bike racks, benches, trash....

Attachment 3

IRRIGATION:

	N/A	Complete	Complete w/ Corrections	Incomplete
1. Cons. Statement	1 ☐	1 ☐	1 ☐	1 ☒
2. Estimated use	2 ☐	2 ☐	2 ☐	2 ☒
3. Irrigation type	3 ☐	3 ☐	3 ☐	3 ☒
4.	4 ☐	4 ☐	4 ☐	4 ☐
5.	5 ☐	5 ☐	5 ☐	5 ☐
6.	6 ☐	6 ☐	6 ☐	6 ☐
7.	7 ☐	7 ☐	7 ☐	7 ☐
8.	8 ☐	8 ☐	8 ☐	8 ☐

Remarks:
The plans do not indicate any water conservation statement, water use, or compliance to AB 1881

PLANTING:

	N/A	Complete	Complete w/ Corrections	Incomplete
1. Plant coverage	1 ☐	1 ☒	1 ☐	1 ☐
2. Street Trees	2 ☐	2 ☐	2 ☒	2 ☐
3. Replacement trees	3 ☒	3 ☐	3 ☐	3 ☐
4. Tree sizes	4 ☐	4 ☒	4 ☐	4 ☐
5. Shrub sizes	5 ☐	5 ☐	5 ☒	5 ☐
6. Turf percentage	6 ☐	6 ☐	6 ☐	6 ☒
7. Screening	7 ☐	7 ☐	7 ☐	7 ☒
8. Oak Tree protection	8 ☐	8 ☐	8 ☒	8 ☐
9. Master Tree list	9 ☐	9 ☐	9 ☒	9 ☐
10.	10 ☐	10 ☐	10 ☐	10 ☐
11.	11 ☐	11 ☐	11 ☐	11 ☐
12.	12 ☐	12 ☐	12 ☐	12 ☐
13.	13 ☐	13 ☐	13 ☐	13 ☐

Remarks:
1. A typical area enlargement would be helpful to indicate density of planting
2. Plans should indicate what trees are intended for street trees.
2. Fruit trees may be a litter problem when adjacent to walkways
5. Some shrubs are indicated to be 1 gal.
6. If the "central meadow" is to be a recreation outdoor space a different turf variety would be more appropriate.
7. Plans should address visual impacts on east side
8. It is unclear if Oak tree protection is necessary.
9. Not all trees listed are on the master tree list.

Attachment 4

City of Buellton Design Review

Distribution:

City	*Ravatt Albrecht*	*PleinAire DG*	*Applicant*	*Other*	
☐ M. Biredzinzki	☒ G. Ravatt	☐ K Small	☐	☐	☐ 1st Review
☐ I. Tucker	☐	☐ M Quintero	☐	☐	☒ 2nd Review
☐ A. Perez		☐	☐		☐ 3rd Review
☐ R. Hess			☐		☐ Final Review
					☐ File No.

VIA: ☐ Email ☐ Fax ☐ U.S. Mail ☐ Delivery

PROJECT: Village Townhomes

ARCHITECT: Ravatt Albrecht & Associates Inc
Po Box 528, Santa Maria, Ca 93456
(805) 928-5002

DATE: 08/19/14

CITY FILE NO:

REVIEWER: Greg Ravatt AIA

General Comments:

SITE DESIGN:

	N/A	Complete	Complete w/ Corrections	Incomplete
1. Site Planning	1 ☐	1 ☒	1 ☐	1 ☐
2. Adjacencies	2 ☐	2 ☒	2 ☐	2 ☐
3. Massing	3 ☐	3 ☐	3 ☐	3 ☐
4 Perimeter	4 ☐	4 ☐	4 ☐	4 ☐
Walls/Fence	5 ☐	5 ☐	5 ☐	5 ☒
5. Solar Orientation	6 ☐	6 ☒	6 ☐	6 ☐
6.		☐	☐	☐

Remarks:

1. The Site Plan is generally laid out efficiently with 2 story buildings along the perimeter next to the existing adjacent neighborhoods and to the public street at Murray. Three story plans are located in the interior and adjacent to the future senior apartments to the south. Guest parking is distributed evenly and in useful locations. Comment complete
2. 30 ft setbacks along the property lines also aid in the transition from adjacent neighborhoods. Comment complete
3. Grading cuts and fills are accomplished by retaining walls on three sides of the project. Plan vertical pad elevations vary by no more than 2 to 3 ft. retaining walls are up to 10 ft in height and should be reviewed for finish. A site section should be developed to review the retaining wall design in the north-east corner of the site. No site section provided (assume similar to section 'A' but walls have been redesigned to be two tiered with planter. I can find no finish notes or details. Also not shown on landscape plans. Please address planting 2 ft planter and wall finish.
4. Consider solar orientation on the 2 story Plan 6 units on the north property line. Private yards and living areas only have north lighting. Generally day areas should have south, east or west light for part of the day. Comment suggestion only – comment complete

Attachment 4

BUILDING DESIGN:

	N/A	Complete	Complete w/ Corrections	Incomplete
1. Design Style	1 ☐	1 ☒	1 ☐	1 ☐
2. Color Schemes	2 ☐	2 ☒	2 ☐	2 ☐
3. Detailing	3 ☐	3 ☐	3 ☐	3 ☒
4.	4 ☐	4 ☐	4 ☐	4 ☐
5.	5 ☐	5 ☐	5 ☐	5 ☐
6.	6 ☐	6 ☐	6 ☐	6 ☐
7.	7 ☐	7 ☐	7 ☐	7 ☐
8.	8 ☐	8 ☐	8 ☐	8 ☐

Remarks:

1. Design Style was reviewed was "Agrarian". Comment closed
2. Design proposed is generally compliant with the design standards and is an example of well designed exteriors. Colors schemes work well and the massing is generally addressed with roof changes, pop-outs, porches. However porches are "recommended" by the design standards to be "large, deep, and orientated to the street" Porch areas are not dimensioned but appear to be only about 4ft in depth. Appreciate the 6x6 posts! Porches appear to be 6 ft or more in depth. Please show dimensions to clarify intent – comment closed with addition of dimensions
3. Roofs appear to follow the guidelines with multiple roof planes. Comment closed
4. Deep overhangs, heavy wood beams, exposed timber rafter tails are recommended by the design guidelines. Design intent is not clear on the plans. Details appreciated but do not fully illustrate conformance with the design guidelines. Deep overhangs, heavy wood beams, exposed timber rafter tails are recommended by the design guidelines. Beams are shown at porches but the overall majority of roofs are only 16" in depth, do not have heavy beams or exposed rafter tails. Maybe add additional beam brackets at gable ends? Increase overhang or add 4x or 6x rafter tail?
5. Two chimneys are shown on the plan 6 and 7. Design guidelines recommend chimneys, cupolas, dormers, or weather vanes. It appears that more elements may be needed to meet the guidelines. Please review. Comment remains design guidelines recommend additional elements. Plan 36A removed two chimneys and replaced with two small dormers. Other plans show no change
6. Stone masonry is recommended by the design guidelines and should be considered on buildings facing public views. Comment Closed
7. Details should be provided to show compliance with the design guidelines. Typically details would include porch details, roof overhangs, window and door trim, pop-out trim, and chimney details. Details appreciated but miss some important details such as balconies, plant on beams at pop-outs, and chimneys.
8. Building elevations are missing for plan 5 but were reviewed as being a variation on plan 6. Comment Closed
9. The project has predominantly 2 story plan 6A's and 3 story plan 7A's. Variation is provided by plan orientation. More attention is warranted on the color schemes for the plan 6A's due to the number of units repeated. Consider more than one color scheme. Also provide variation in detail on units that face public views with additional changes of materials, addition of materials such as stone-work , masonry, or unique detailing. Comment Closed – Recommend keyed site plan showing color scheme variations. This would demonstrate the level of variation

Attachment 5

Attachment 5

Attachment 5

Attachment 5

Attachment 5

Attachment 5

PLANNING COMMISSION RESOLUTION NO. 14-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUELLTON, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE A FINAL DEVELOPMENT PLAN (14-FDP-03) AND TENTATIVE TRACT MAP (TTM 31057) FOR THE VILLAGE TOWNHOMES PROJECT WHICH INCLUDES 156 UNITS ON 9.3 ACRES LOCATED AT THE NORTHEAST CORNER OF HIGHWAY 246 AND MCMURRAY ROAD, ASSESSOR'S PARCEL NUMBER 137-090-045 (PORTION), AND MAKING FINDINGS IN SUPPORT THEREOF

BE IT RESOLVED by the Planning Commission of the City of Buellton as follows:

SECTION 1: Pursuant to the Zoning Ordinance of the City of Buellton, an application has been filed by Oak Springs Village Properties LLC, property owner, and Gavin Moores, Capital Pacific Development Group Inc, agent, hereinafter referred to as "Applicant", requesting approval to develop the Village Townhomes, a 156 unit townhome development located at the northeast corner of Highway 246 and McMurray Road (APN 137-090-045) (portion). The subject property is currently zoned CR-SP (General Commercial-Specific Plan).

SECTION 2: The proposed Project consists of:

A. **Final Development Plan (14-FDP-03):** Approval of 156 townhomes, landscaping and 402 parking spaces (each townhome has a garage which accommodates 2 parking spaces and there are 90 visitor parking spaces) on a 9.3 acre project site. The subject property is planned and zoned for General Commercial-Specific Plan (CR-SP).

- A modification to the height limit is required because the highest point on the three story buildings is approximately 38.5 feet, which is over the maximum height limit of 35 feet.
- A modification to the site coverage is required because the requirement is for 30% site coverage for dwellings. The plans show that there is 38.1% site coverage.
- A modification for the open space standard is required to determine that the total amount of open space for the Village Townhomes, Senior Apartments, and the park (40.2% total) is consistent with the PRD open space standard.

B. **Tentative Tract Map (TTM 31057):** Approval of a nine-lot tentative tract map for airspace condominium purposes for the development of 156 residential townhomes/condominiums.

SECTION 3: All proceedings having been duly taken as required by law, and upon review of the information provided in the staff report, consideration of the testimony given at the public hearing, as well as other pertinent information, the Planning Commission finds the following:

A. Record. Prior to rendering a decision on the Project, the Planning Commission considered the following:

1. All public testimony, both written and oral, received in conjunction with that certain public hearing conducted by the Planning Commission on October 2, 2014 ("PC Public Hearing").

2. All oral, written and visual materials presented in conjunction with that certain PC Public Hearing.

3. The following informational documents, which by reference, are incorporated herein:

   a. The project file for 14-FDP-03 and TTM 31057 and the set of project plans dated September 10, 2014.
   b. The staff report dated October 2, 2014.
   c. The Village Specific Plan.
   d. The Final EIR and Addendum for the project site.

B. Public Review. On the basis of evidence hereinafter listed, all administrative procedures and public participation requirements prescribed in the Buellton Zoning Ordinance have been lawfully satisfied:

1. A notice of PC Public Hearing was published in a newspaper of general circulation on September 18, 2014 (the "PC Public Notice"), a minimum of 10 days in advance of the PC Public Hearing conducted on October 2, 2014.

2. The PC Public Notice was mailed to the Applicant, affected public agencies, persons owning property within 300 feet of the Project site and others known to be interested in the matter on September 18, 2014, a minimum of 10 days in advance of the PC Public Hearing.

3. The PC Public Notice was posted in three public locations on September 18, 2014, a minimum of 10 days in advance of the PC Public Hearing.

C. Environmental Review.

1. On July 24, 2003, the City Council conducted a public hearing with respect to the Final EIR for the Oak Springs Village Specific Plan and at the conclusion thereof, adopted their Resolution No. 03-15 thereby adopting: (1) a Statement of Facts and Findings, (2) a Statement of Overriding Considerations, and (3) a Mitigation Monitoring Program for the Oak Springs Village Specific Plan and certified that the Final EIR was complete and adequate, and had been completed in compliance with the requirements of the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines and the City of Buellton Environmental Guidelines. The Oak Springs Village Specific Plan was revised by Ordinance No. 06-05 on May

25, 2006. An Addendum Environmental Impact Report to the Final EIR for Oak Springs Village was approved for the revised Specific Plan (the Final EIR and Addendum are collectively referred to as the FEIR). Prior to the adoption of this Resolution, the Planning Commission has been provided for its review, full, true and correct copies of the FEIR for the Oak Springs Village Specific Plan, including all of the above-reference documents.

2. Based upon the substantial evidence contained in the whole record, including any written and/ oral staff reports presented to the Planning Commission with respect to the Project, as well as a review of the FEIR for the Oak Springs Village Specific Plan in relation to the Project, the Planning Commission of the City of Buellton does hereby find, determine, and declare that:

    a. There are no substantial changes proposed in the Project which will require major revisions of the previous FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

    b. No substantial changes will occur with respect to the circumstances under which the Project is undertaken which will require major revisions of the previous FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and,

    c. No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous FEIR was certified as complete, shows any of the following:

        1. That the Project will have one or more significant effects not discussed in the previous FEIR or negative declaration;

        2. That significant effects previously examined will be substantially more severe than shown in the previous FEIR;

        3. That mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the project proponents decline to adopt the mitigation measure or alternative; and,

        4. That mitigation measures or alternatives which are considerably different from those analyzed in the previous FEIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

3. Based upon the forgoing, the Planning Commission exercises its judgment and finds that no further environmental review is required per CEQA in that this Project is adequately addressed in the prior environmental documents for the Oak Springs Village Specific Plan. All applicable mitigation measures from the prior environmental documents have been made conditions of approval.

D. Consistency Declarations. Based on (i) the evidence presented in the project file (incorporated herein by reference), (ii) consultations with affected City Departments, and (iii) testimony and comments received in connection with the PC Public Hearing, the Planning Commission does hereby declare as follows:

1. Final Development Plan.

a. Findings:

i. That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the density and intensity of development proposed because the Village Specific Plan requirements allow multi-family development with a maximum density of 25 units per acre and the proposed site improvements and conditions of approval allow for adequate circulation around and through the site.

ii. That significant environmental impacts are mitigated to the maximum extent feasible. No adverse impacts have been identified with this Project and mitigation measures from the prior environmental documents have been made conditions of approval and would mitigate any impacts.

i. That streets and highways are adequate and properly designed pursuant to the requirements of the City's Public Works Director. The Fire Department has approved the circulation system from a Fire Department perspective.

ii. That there are adequate public services, including but not limited to fire protection, water supply, sewage disposal, and police protection to serve the Project. The Public Works Department is able to provide water and sewerage service to the Project. The Fire Department has provided conditions of approval to address their concerns. The Sheriff's Department has no concerns with the Project.

v. That the Project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will be compatible with the surrounding area. The Project site is zoned for general commercial-specific plan land uses and the Village Specific Plan is approved for the site. The project conforms to the requirements of the Village Specific Plan as to site design and layout and would not conflict with the surrounding area and land uses pursuant to these conditions, including setbacks and height requirements.

vi. That the project is in conformance with the applicable provisions of Title 19 of the Municipal Code, the General Plan, and the Village Specific Plan. With imposition of the conditions of approval, the project complies with the General Plan, Title 19 (Zoning), and the Village Specific Plan.

vii. That the project will not conflict with any easements required for public access through, or use of, a portion of the property as none exist on this property.

viii. That the proposed development is in conformance with the Agrarian architectural style as described in the Community Design Guidelines as reviewed by the City's contract architect.

2. Tentative Tract Map.

a. Findings:

i. The proposed subdivision, including its design and improvements, is consistent with Buellton's General Plan and the Village Specific Plan pursuant to the Public Works Director.

ii. The site is physically suitable for the type of development proposed as the site is planned and zoned for residential development per the Village Specific Plan.

iii. The site is physically suitable for the proposed density of development as the residential development meets the standards of the Village Specific Plan.

iv. The design of the subdivision or the proposed improvements will not cause substantial environmental

damage or injure fish or wildlife or their habitat as none exist on the property.

v. The design of the subdivision or the proposed improvements will not likely cause serious public health problems as no public health issues have been identified on the property.

vi. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large for access through or use of, property within the proposed subdivision; or that substantially equivalent alternate easements are provided.

vii. The discharge of sewage from the proposed subdivision into the community sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board.

viii. Proposed street names, as modified by Condition of Approval Number __, are consistent with the types of names used elsewhere in the community and, where applicable, are logical extensions of those existing in the area of the subdivision.

ix. The proposed subdivision is consistent with all applicable provisions of this title, and the Buellton zoning ordinance, including but not limited to minimum lot area requirements, any other applicable provisions of this code, and the Subdivision Map Act.

3. Height Limit Modification.

a. Findings:

i. The increased height will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding areas. The increased height would not be incompatible with the neighborhood because the buildings located closest to the existing neighborhood are below the height limit of 35 feet. The buildings that exceed the height limit are located further away from the existing neighborhood.

ii. The increased height conforms with other applicable provisions of Title 19, with the general plan, and with the Village Specific Plan.

4. Site Coverage Modification.

a. Findings:

i. The increased site coverage for the dwelling units will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding areas. The increased site coverage for the dwelling units would not be incompatible with the neighborhood because the density of the project is still below the maximum and there is open space available near the project. The maximum site coverage for dwellings is 30%. The proposed site coverage is 38.1%, which is below the maximum site coverage (for all buildings) of 50%.

ii. The increased site coverage conforms with other applicable provisions of Title 19, with the general plan, and with the Village Specific Plan.

5. Open Space Modification.

a. Findings:

i. The proposed amount of open space on the project site is 27.1%. The total amount of open space for the Village Townhomes, Village Senior Townhomes, and the park is 40.2%, which meets the PRD standard of 40%. The open space modification will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding areas. The open space modification would not be incompatible with the neighborhood because open space is provided in other locations on the Specific Plan site.

ii. The open space determination conforms with other applicable provisions of Title 19, with the general plan, and with the Village Specific Plan.

SECTION 4: Based on the findings set forth in Sections 2 and 3, and subject to the conditions attached hereto, the Planning Commission hereby recommends that the City Council approve the Final Development Plan (14-FDP-03) and Tentative Tract Map (TTM 31057) subject to the attached conditions.

PASSED, APPROVED and ADOPTED this 2nd day of October 2014.

_____
Craig Adams
Chair

ATTEST:

_____
Clare Barcelona
Planning Commission Secretary

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) **SS**
CITY OF BUELLTON)

I, Clare Barcelona, Planning Commission Secretary of the City of Buellton, do hereby certify that the foregoing Resolution No. 14-09 was duly approved by the Planning Commission of the City of Buellton at a meeting held on the 2nd day of October 2014, by the following vote, to wit.

AYES: (0)

NOES: (0)

ABSENT: (0)

NOT VOTING: (0)

IN WITNESS WHEREOF, I have hereunto set my hand this 2nd day of October, 2014.

Clare Barcelona
Planning Commission Secretary

CONDITIONS OF APPROVAL

VILLAGE TOWNHOMES
FINAL DEVELOPMENT PLAN (14-FDP-03)
and
TENTATIVE TRACT MAP (TTM 31057)

A. GENERAL PROVISIONS

1. **Project Description.** The approval granted herein is based upon and limited to compliance with the Project Description and conditions of approval set forth below. The Project Description is as follows: A request by Oak Springs Village Properties, LLC, property owner, and Gavin Moores, Capital Pacific Development Group Inc., agent (the "Applicant") for Final Development Plan (14-FDP-03) and Tentative Tract Map (TTM 31057) for the Village Townhomes project, a 156-unit townhome development located on a 9.3 acre site (the "Project"). The Project is located at the northeast corner of Highway 246 and McMurray Road, Assessor's Parcel Number 137-090-045 (portion) (the "Property"). The Project plans that are included in this approval are dated September 10, 2014. The approved color palette is shown on the color and materials boards. Any deviations from the Project Description, exhibits or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require formal modification of the approval and/or further environmental review. Deviations without the above-described authorization will constitute a violation of this approval.

2. **Additional Permits Required.** Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the Applicant shall: (i) obtain a Zoning Clearance (hereinafter defined below); and (ii) obtain all other permits and approvals that may be required by operation of the Buellton Municipal Code (e.g., grading permit, building permit, encroachment permit, etc.). Before any Zoning Clearance will be issued by the City, the Applicant must obtain written clearance from all departments having jurisdiction; such clearance shall indicate that the Applicant has satisfied all pre-construction conditions of approval. To the extent any condition or provision of the approval set forth herein is incompatible with or at variance with any other permit for the Project, the most restrictive condition and provision shall prevail.

3. **Print & Illustrate Conditions on Plans.** All conditions of approval shall be printed in their entirety on applicable pages of final development, grading and construction plans submitted to the City.

4. **Terminology.** Except where otherwise noted, the terms appearing throughout the conditions of approval set forth herein shall have the meanings as defined below. Capitalization is used to identify defined terms and shall have the meanings as set forth below unless the context in which they are used clearly requires otherwise.

   a. **"Applicant"** means Oak Springs Village Properties, LLC, property owner, and Gavin Moores, Capital Pacific Development Group Inc., agent, and includes all agents, subdividers, developers, contractors, workers and personnel employed on the Project, as well as all successors and assigns of interest.

   b. **"Building Department"** means the Building and Safety Division of the County (and all successors and assigns thereof), on behalf and under contract to the City to perform building plan check and inspection services.

   c. **"City"** means the City of Buellton and includes the City Manager, City Engineer, Planning Director and all other duly appointed officials having responsibility for land use matters, as well as their respective assignees (e.g., Department staff members). Unless otherwise indicated, the Planning Department shall be the primary point of contact for the City.

   d. **"County"** means the County of Santa Barbara.

   e. **"Final Building Inspection Clearance"** means acknowledgement by the Building Department that construction of the Project has been completed in full compliance with plans and specifications approved by the City and the Building Department. Such acknowledgement is typically evidenced by signature of appropriate staff on the building permit inspection form.

   f. **"Fire Department"** means the Fire Department of the County (and all successors and assigns thereof), furnishing fire prevention and protection services to the City by operation of special district.

   g. **"Mitigation Measures"** means conditions and measures required to mitigate environmental effects of the Project as identified in General Plan Update EIR in connection with the Project under the provisions of the California Environmental Quality Act of 1970, as applicable.

   h. **"Entitlement"** means the type of land use permit required by the Buellton Municipal Code in connection with the Project for which approval is granted herein.

   i. **"Project"** means and includes all of the actions described in the Project description above.

j. **"Project Inspection"** means a field inspection and documentation review performed by the Planning Director at the time of Final Building Inspection Clearance to verify that the Project has been completed in full compliance with the terms and conditions of approval. The Project Inspection shall be performed upon completion of construction and the Project must be fully compliant with all terms and conditions of approval prior to and as a condition precedent to obtaining Final Building Inspection Clearance.

k. **"Project Manager"** means person or personnel of the City assigned to oversee and administer the Permit including, but not limited to, compliance with the Mitigation Measures set forth herein.

l. **"Property"** means the land and improvements identified in the Project Description.

m. **"Property Owner"** means Oak Springs Village Properties, LLC, and includes all persons and entities possessing fee title (in full or in part) to the site of the Project, and all successors and assigns of such persons and entities.

n. **"Zoning Clearance"** means approval granted pursuant to 19.08.100 of the Buellton Municipal Code requisite to issuance of a building permit for authorized construction or land development activities.

5. **Interpretations and Exceptions.** The Planning Director is authorized to render decisions as to the applicability or interpretation of the conditions set forth herein, including minor changes, when the strict application of the conditions conflicts with the underlying purpose of the conditions or creates undue hardship or administrative burden. Any administrative change granted shall be subject to such conditions as will: (i) assure that the adjustment thereby authorized shall appropriately implement purposes and objectives of the original conditions; and (ii) not change or compromise the effectiveness of the original conditions. As an example, and for illustrative purposes only, the Planning Director may modify the implementation timing of specific conditions at the mutual convenience of the City and Applicant. Minor changes authorized pursuant to this condition shall not require separate processing of a formal amendment.

6. **Indemnity.** Applicant agrees, at its sole cost and expense, to defend, indemnify, and hold harmless the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third-party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul all, or any part, of the approval, decision or action of the City Council, Planning Commission, or other decision-making body, or staff action concerning the Project.

7. **Legal Challenge.** In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the Applicant in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action.

8. **Approval Limitations.** This approval is issued pursuant to the provisions of Title 19 of the Buellton Municipal Code and is subject to the foregoing conditions and limitations. Failure to comply with said conditions of approval may subject the Applicant to remedies and penalties specified in the Buellton Municipal Code.

9. **Compliance Costs.** All projects are subject to Project Inspection that is funded under existing permit fees. This condition shall serve as implementation of the Mitigation Monitoring and Reporting Program for the Mitigation Measures as well as the general conditions of approval set forth herein. The Applicant agrees to participate in this permit compliance program and to fund all reasonable expenses incurred by the City and/or City contractors for permit condition implementation, reasonable studies, and emergency response directly and necessarily related to monitoring and enforcement of these permit conditions and applicable City ordinances. Any staff time spent in excess of the Applicant's current deposit will be billed to the Applicant and the Applicant shall reimburse City within 30 days of invoicing by City.

10. **Enforcement Costs.** In the event the City determines that it is necessary to take legal action to enforce any of the conditions of approval herein, and such legal action is taken, the Applicant shall be required to pay any and all costs of such legal action, including reasonable attorney's fees, incurred by the City, even if the matter is not prosecuted to a final judgment or is amicably resolved, unless the City should otherwise agree with the Applicant to waive said fees or any part thereof.

11. **Failure to Comply.** In the event that the Applicant fails to comply with any order of the City issued hereunder or any injunction of the Superior Court, it shall be liable in accordance with the provision of Section 1.32 of the Buellton Municipal Code.

12. **Access to Records and Facilities.** As to any condition that requires for its effective enforcement the inspection of records or facilities by City or its agents, the Applicant shall make such records available or provide access to such facilities upon reasonable notice from City

13. **Payment of Fees.** All applicable fees associated with development of the Project shall be paid by the Applicant at the time such fees become payable as provided by Buellton Municipal Code or otherwise stipulated in this approval (whichever date is sooner), and the amount payable shall be based on the those fee schedules adopted by the City and then in effect at the time such fees become payable.

14. **Acceptance of Conditions.** The Applicant shall acknowledge and agree to all conditions of this approval within 60 days of the notice of final action, evidenced by the Applicant's signature on the space provided at the end of this document. The Applicant shall record this document on title to the subject Property prior to or concurrently with the filing of a Zoning Clearance. The Applicant, and all successors or assignees, are responsible for complying with all conditions of approval. Any zoning violations concerning the installation, operation, and/or abandonment of the Project are the responsibility of the Applicant, and all successors or assignees.

B. ENVIRONMENTAL MITIGATION MEASURES

Aesthetics

15. **AES-1(a) Lighting/Compatibility.** Prior to development of each development phase, proposed lighting shall be indicated on site plans that demonstrate that spillover of lighting would not affect residential areas located east of the site. The lighting plan shall incorporate lighting that direct light pools downward to prevent glare on adjacent and surrounding areas. Lights shall have solid sides and reflectors to further reduce lighting impacts by controlling light spillage. Light fixtures that shield nearby residences from excessive brightness at night shall be included in the lighting plan. Non-glare lighting shall be used. The design, scale, and character of the Specific Plan residential building architecture shall be generally compatible with the scale of existing residential uses east of the site.

16. **AES-1(b) Entrance Monuments.** Site entrance monuments shall not be visually prominent and shall be consistent with the natural rural character of the area.

17. **AES-1(e) Wall and Fence Articulation.** Long expanses of walls (including sound walls) or fences should be interrupted with offsets and provided with accents to prevent monotony. Landscape pockets should be provided. Walls and fences should be designed in a style, materials and color to complement adjacent buildings.

18. **AES-1(f) Clear Excess Debris.** The future developers of the Specific Plan components shall clear the site of all excess construction debris when completed with individual development phases.

Agricultural Resources

19. **AG-2(b) Previously Unidentified Hazardous Materials.** In the event that hazardous waste and/or materials are encountered during construction, the following actions shall be taken by the future developers of the Specific Plan components or authorized agents thereof: (1) all work in the vicinity of the suspected contaminant will be halted; (2) all persons shall be removed from the area; (3) the site shall be secured under the direction of the Fire Department; and (4) the Hazardous Waste/Materials Coordinator shall be notified. Work shall not

recommence until such time as the find is evaluated and appropriate measures are implemented as necessary to the satisfaction of the California Department of Toxic Substances Control.

Air Quality

20. **AQ-1(a) Energy Saving Services Information.** The following energy-conserving techniques shall be incorporated unless the applicant and/or future developers of the Specific Plan components demonstrate their infeasibility to the satisfaction of Planning Department staff:

- Installation of heat transfer modules in furnaces;
- Use of light colored water-based paint and roofing materials;
- Use of natural lighting;
- Use of concrete or other non-pollutant materials for parking lots instead of asphalt;
- Installation of energy efficient lighting;
- Use of landscaping to shade buildings and parking lots;
- Installation of sidewalks and bikepaths;
- Installation of covered bus stops to encourage use of mass transportation

21. **AQ-1(b) Alternative Transportation Information.** The future developers of the Specific Plan components shall provide, as part of the sale of each housing and commercial unit, an information packet on carpooling and vanpooling and bus schedules with routes most accessible to the development. The packet shall also include information on purchasing less polluting or alternatively fueled vehicles, which is available from SBCAPCD.

22. **AQ-3(a) Dust Generation.** If the construction site is graded and left undeveloped for over four weeks, the applicant and/or future developers of the Specific Plan components shall employ the following methods immediately to inhibit dust generation:

- Seeding and watering to revegetate graded areas; and/or
- Spreading of soil binders; and/or
- Other soil stabilization methods deemed appropriate by the Planning Department

23. **AQ-3(b) Watering.** Water trucks shall be used during construction to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would require two daily water applications (once in late morning and once at the end of the workday). Increased watering shall be performed whenever wind speeds exceed 15 mph.

24. **AQ-3(c) Disturbed Area.** The amount of disturbed area shall be minimized and on-site vehicle speeds shall be reduced to 15 mph or less.

25. **AQ-3(d) Gravel Pads.** Gravel pads shall be installed at all access points to minimize tracking of mud onto public roads.

26. **AQ-3(e) Volatile Organic Compounds (VOC).** Low VOC asphalt and low VOC architectural coating will be used whenever feasible.

27. **AQ-3(f) Soil Stockpiling.** If importation, exportation, or stockpiling of fill material is undertaken, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Vehicles transporting soil material to or from the site shall cover the soil with tarps from the point of origin to the point of disposition.

28. **AQ-3(g) Land Clearing.** After clearing, grading, earth-moving or excavation is completed, the disturbed area shall be treated by watering, revegetation, or by spreading soil binders until the area is paved or otherwise developed.

29. **AQ-3(h) Monitoring of Dust Control Program.** The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress.

30. **AQ-3(i) Construction Equipment Requirements.** In order to reduce NO_x and ROC emissions, any construction equipment used on the site must meet the following conditions:

- Heavy-duty diesel-powered construction equipment manufactured after 1996 (with federally mandated "clean" diesel engines) should be used wherever feasible;
- The engine size must be the minimum practical size;
- The number of pieces of equipment operating simultaneously must be minimized through efficient management practices;
- Construction equipment must be maintained in tune per manufacturer's specifications;
- Equipment shall be equipped with 2 to 4-degree engine timing retard or precombustion chamber engines;
- Catalytic converters shall be installed, if feasible;
- Diesel catalytic converters shall be installed, if available;
- Diesel-powered equipment such as booster pumps or generators should be replaced by electric equipment, if feasible; and
- Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.
- Diesel particulate emissions shall be reduced using EPA or California-certified and/or verified control technologies like particulate traps.

31. **AQ-4(a) Bicycle and Pedestrian Paths**. The project shall incorporate pedestrian and bicycle paths on-site that link to existing bicycle routes and walkways offsite. The purpose would be to provide alternative access to existing bus stops.

32. **AQ-4(b) Distribution of Alternative Transportation Information.** The applicant shall provide an on-site bulletin board specifically for the posting of bus schedules and notices of availability for car-pooling and/or shall distribute such information to property owners upon occupancy.

Noise

33. **N–1(a) Construction Equipment.** All stationary construction equipment shall be located at least 300 feet from occupied on- and off-site residences and the adjacent hotel structure west of the site unless noise reducing engine housing enclosures or noise screens are provided by the contractor. All construction equipment powered by internal combustion engines shall be properly muffled and maintained. Unnecessary idling of internal combustion engines shall be prohibited.

34. **N–1(b) Sound Wall Construction.** The proposed 8-foot-high sound wall along the eastern site boundary shall be installed during the first phase of development (Split Face).

35. **N-3(a) Acceptable Noise Levels.** Residential structures that border the western boundary of the site (i.e., within 99 feet of the centerline of McMurray Road) shall provide attenuation of indoor noise levels to below 45 dBA CNEL, and where practicable, outdoor living area noise levels to below 60 dBA CNEL. This can be accomplished using one or more of the following methods or as recommended in a noise study to be prepared by an acoustical engineer:

- A structural setback of at least 99 feet from the centerline of McMurray Road;
- Use vegetated berms at the property line, with the structural setback at least 55 feet from the McMurray Road centerline;
- Use vegetated berms at the property line, with solid core doors and double-paned glass windows on the side of the residential units facing McMurray Road.

36. **N-3(b) Exterior Areas.** Exterior usable areas for residential units that border the western site boundary (i.e., units located within 99 feet of the McMurray Road centerline) shall be located within an interior courtyard.

37. **N-5(c) Disclosure of Nuisance**. Upon the transfer of residential property on the site, the transferor shall deliver to the prospective transferee a written disclosure statement which shall make prospective home buyers aware that although potential impacts or conflicts between commercial and residential uses (e.g.,

noise) may be lessened by proper maintenance, some level of incompatibility between the two uses would remain.

Transportation and Circulation

38. **T-2(a) Internal Access Improvements.** The internal loop of the site road shall be posted "no parking" on one side of the road to reduce the potential for conflict between through vehicles and parked vehicles. As a means to improve site access and enhance on-site circulation, the internal circulation roads should be striped and signed in a manner consistent with the Manual on Uniform Traffic Control Devices.

39. **T-2(b) Driveway Alignment.** The McMurray Road driveways should be aligned opposite the existing driveways to reduce potential conflicts. Aligning the Specific Plan site driveways with the existing opposing driveways would create an attractive draw away from Highway 246, which would reduce impacts at the Highway 246 access.

C. ENGINEERING CONDITIONS – DEVELOPMENT PLAN

PRIOR TO GRADING PERMIT ISSUANCE:

40. **Grading Utility Plans.** Applicant shall cause to be prepared by a Civil Engineer, registered in the State of California, grading and utilities improvement plans, including, but not limited to, street, water, sewer, and storm drain improvements. An engineering cost estimate shall be submitted with the grading and improvement plans along with any calculations, signed/stamped certifications and plan check processing fees.

41. **Frontage Improvement Plans.** Plans for the full street width frontage improvements shall be drawn by a California Registered Civil Engineer. Drawings shall be prepared on 24-inch by 36-inch mylar (4 mil) showing all proposed improvements including, but not limited to, curbs, gutters, sidewalks, paving, driveway cuts, storm drains, street lights, utilities, and street trees.

42. **Soils Report.** At the time that Improvement Plans and/or Grading and Drainage Plans are submitted for review and approval by the City Engineer, two copies of a Soils Report, prepared by a California Registered Geologist or Soils Engineer, shall be submitted. The Report shall address soils engineering and compaction requirements, R-values, and other soils and geology related issues (including liquefaction) and shall contain recommendations as to foundation design, and paving sections, where applicable for the project.

43. **Erosion Control Plans.** Erosion Control Plans shall be completed and submitted to the City Engineer for review and approval. Appropriate BMP measures shall be undertaken at *all* times. This shall be in compliance with the Regional Water

Quality Control Board requirements. NOI shall be filed. A SWPPP shall be developed for the project site; draft copy shall be submitted for review prior to issuance of the grading permit. SWPPP shall be on-site at all times.

44. **Hydrology Report.** At the time that Improvement and/or Grading and Drainage Plans are submitted for review and approval by the City Engineer, a complete hydrology/hydraulic report shall be submitted by the applicant's engineer determining the adequacy of the proposed drainage system and the adequacy of the existing downstream system. A rain fall frequency of twenty-five (25) years shall be used for sizing piping and inlet structures. If no overland escape is available, 100-year flows shall be used as the basis of design. Santa Barbara County Engineering Design Standards shall be used. In addition, the report shall discuss the required stormwater management plan requirements and the LID proposed for compliance. CASQA Manuals and Guidelines shall be used for references.

45. **Stormwater.** Development shall be undertaken in accordance with conditions and requirements of the State of California Regional Water Quality Control Board. Project Grading and Storm Drain Improvement Plans shall identify and incorporate Best Management Practices (BMPs) appropriate to the uses conducted on-site and during construction to effectively mitigate storm water pollution during construction as well as post-construction.

    Stormwater management shall be incorporated in the improvement plans (low impact development). Pre and post development hydrology shall be consistent, considering flow volume and discharge. Design measures that minimize storm water run-off shall be incorporated. When possible, grading and drainage shall be designed so that the Effective Impervious Area is minimized. Examples include curb openings integration to enable run-off direction towards landscaped areas and impervious surfaces for infiltration.

    A Stormwater Control Plan that analyzes the potential flows, run-off and drainage management area's and proposed lid improvements to address run-off and water quality, including a maintenance/water quality control plan, shall be submitted. This document shall include an owner's statement that maintenance of facilities will occur regularly (at least twice annually) and will be ongoing. The plan shall include an annual maintenance report which must be signed/certified by the QSD/QSP, property owner and contractor and submitted to the Public Works Department.

46. **Storm Drain Connections.** Plans need to include the disconnected impervious areas and areas for water quality treatment. Direct storm drain connections as shown on the preliminary plans will not be allowed.

47. **Fire Department Review of Improvement Plans.** Applicant shall submit improvement plans for concurrent review with the Santa Barbara County Fire Department and shall provide documentation of submittal along with grading and

utility improvement plans to the City Engineer. A copy of the Fire Department approval shall be submitted prior to issuance of grading permit.

48. **Right-of-Way Improvements.** Driveway, sidewalk and any other improvements made within the public right-of-way shall be shown on a separate sheet. These improvements shall utilize City of Buellton standard details and provide for ADA access.

49. **Final Plans.** Upon approval of the final plans, the applicant shall furnish original stamped mylars to the City Engineer for signature and reproduction for permitting purposes. A final Engineer's estimate shall be prepared (updated from the original submittal and shall utilize prevailing wage rates) and permit/inspection fees paid.

50. **Grading, Utility, and Monumentation Bond.** A faithful performance and labor/material bond for each: grading, utilities, and monumentation (each to be equal to 100% of the final City Engineer's estimate of costs, which shall include a 20% contingency), or equivalent form of guarantee, shall be posted by the applicant. The bonds shall remain in effect until the completion of the project and a certificate of occupancy has been issued, at which time, 10% of the bond shall be retained for a warranty period of 1 year and until receipt of As-built Record Drawings and Surveyor's certificate and all fees paid.

PRIOR TO BUILDING PERMIT ISSUANCE:

51. **Grading Permit.** The applicant shall obtain a grading permit from the City Engineer prior to obtaining a building permit.

52. **Rough Grading.** Rough grading certification by the geotechnical engineer shall be approved by the City Engineer prior to obtaining a building permit.

53. **Industrial Waste Permit.** The applicant shall obtain an industrial waste discharge permit, as applicable, from the City Public Works Department prior to obtaining a building permit.

54. **Water and Sewer Fees.** The applicant shall pay water and sewer utilities fees from the Public Works Department prior to occupancy. In addition, all pretreatment and FOG compliance requirements must be in place prior to payment of water/sewer fees and occupancy.

PRIOR TO OCCUPANCY CLEARANCE:

55. **As-Built Record Drawings.** The applicant shall complete all required improvements to the satisfaction of the City Engineer. The applicant shall furnish the mylar or a reproducible copy of the improvement plans to the City Engineer, modified to reflect field changes made during construction and stamped "As-Built Record Drawings."

56. **Tract 31052/Public Improvements.** Prior to issuance of occupancy clearance for the first building, all public improvements associated with Tract 31052 needed to support the project pursuant to the Village Specific Plan shall be constructed and accepted by the City Engineer.

GENERAL CONDITIONS:

57. **Public Improvement Standards.** Unless superceded by Caltrans all public improvements shall be designed and constructed in conformance with The City of Buellton Standards, and when applicable, the Santa Barbara County Standards.

58. **Easements.** Existing and proposed easements for all utilities shall be located and described on the engineering plans.

59. **Utilities.** All other utilities shall be shown on the plans.

60. **Trail Easement.** An easement shall be dedicated and recorded for public access and trails for the trails along the south, east, and north sides of the property line as shown on the preliminary plans. Developer shall construct and provide ongoing maintenance of these facilities as part of the HOA's regular site maintenance requirements.

61. **Emergency Access Easement.** All emergency access routes through the development to Glennora Way shall be designed to comply with Fire Department guidelines for structural and access requirements. Emergency Access easement shall be shown on the development plans and Condominium Map and provide for appropriate dedication.

D. ENGINEERING CONDITIONS – TENTATIVE TRACT MAP

PRIOR TO GRADING PERMIT ISSUANCE:

62. **Utility Easement Dedications.** The applicant shall offer for dedication any utility easements required to accommodate the proposed water and sewer lines. Public Dedications shall be supplemented with Grant of Easement Deeds to the City of Buellton.

63. **Grading, Utility, and Monumentation Bond.** A faithful performance and labor/material bond for each: grading, utilities, and monumentation (each to be equal to 100% of the final City Engineer's estimate of costs, which shall include a 20% contingency), or equivalent form of guarantee, shall be posted by the applicant. The bonds shall remain in effect until the completion of the project and a certificate of occupancy has been issued, at which time, 10% of the bond shall be retained for a warranty period of 1 year and until receipt of As-built Record Drawings and Surveyor's certificate and all fees paid.

64. **Easements.** Any public or private easements required for drainage, access, trails, etc shall be described and shown on the Map.

65. **Hazard Determination.** Any geotechnical hazard or other hazard determinations shall be shown on the map.

66. **Grading and Utility Improvement Plans.** Applicant shall cause to be prepared by a Civil Engineer, registered in the State of California, grading and utilities improvement plans, including, but not limited to, street, water, sewer, and storm drain improvements. An engineering cost estimate shall be submitted with the grading and improvement plans along with any calculations, signed/stamped certifications and plan check processing fees.

67. **Improvement Plan Details.** Plans for the improvements shall be prepared on 24-inch by 36-inch mylar (4 mil) showing all proposed improvements including, but not limited to, curbs, gutters, sidewalks, paving, driveway cuts, storm drains, street lights, utilities, and street trees.

68. **Other Permits.** The applicant shall acquire additional permits from other affected agencies (Caltrans, Fish & Game, etc.) prior to grading permit issuance if applicable.

69. **Development Plan Conditions.** All conditions with the development plan shall apply.

70. **Regional Water Quality Control Board.** Compliance with all Regional Water Quality Control Board regulations shall apply, including but not limited to stormwater control plans and water quality control plans.

PRIOR TO BUILDING PERMIT ISSUANCE:

71. **Final Map.** Final Map shall be submitted by the applicant to the City Engineer for review and approval prior to the City Council approval and authorization to record. Said Map shall be prepared by a licensed Surveyor or a qualified Civil Engineer, registered in the State of California. Closure calculations shall be submitted with the Final Map along with adequate reference data, easement documentation, current title report and map check processing fees.

PRIOR TO OCCUPANCY CLEARANCE:

72. **Final Map Processing.** The Final Map shall be in substantial conformance with the approved Tentative Map and shall be subject to final review by the City Council prior to recordation, if a public easement is required for dedication. All applicable fees then outstanding at the time of Council approval shall be paid by the applicant prior to Map recordation including, but not limited to, outstanding balances owed for development and map processing. Copies of the recorded Final Map shall be filed by the applicant with the City Engineer and Planning Director.

73. **Codes, Covenants and Restrictions.** Codes, Covenants and Restrictions (CC&Rs) for the project shall be submitted for review to the City Attorney and

approved by the City Council prior to acceptance of the Final Map. The CC&Rs shall include provisions to ensure the fulfillment and ongoing maintenance plans outlined in the Stormwater Control Plan and maintenance of the public trails. The City Engineer, City Attorney and the City Council may require additional restrictions within the CC&Rs as deemed appropriate.

74. **Final Map Recordation.** The Final Map and all applicable private and public easements must be recorded with the County Recorder.

75. **Public Improvements.** The applicant shall complete all required public improvements to the satisfaction of the City Council. Prior to accepting the public improvements, the applicant shall furnish the original mylar or a reproducible copy of the improvement plans to the City Engineer, modified to reflect field changes made during construction and stamped "Record Drawings." Public improvements shall only be accepted after: (i) all items required are completed to the satisfaction of the City Engineer; and (ii) a Notice of Completion is filed by the City Engineer and accepted by the City Council.

GENERAL CONDITIONS:

76. **Phase I Environmental Site Assessment.** Prior to recordation of the Final Map, the Applicant shall have an environmental auditor (appropriately certified by the State of California and approved by the City Engineer) submit to the City Engineer a Phase I environmental site assessment for review and approval as to those portions of the project which are proposed for dedication to the City. The report shall state that all property within the boundaries of the map and any property being dedicated to the City (i.e., streets and off-site easements) have been evaluated for hazardous materials. The Phase I Assessment shall have been prepared no more than two years prior to submitting the offer to dedicate. Should additional assessment be required, the Applicant shall have a Phase II environmental site assessment performed at his sole cost.

Should there be any form of contamination found; the Applicant shall comply, at its sole expense, with all measures and recommendations contained in the environmental site assessment report approved by the City Engineer for the handling, removal, and disposal of any hazardous materials found at the property. The City will not accept any property dedication until the site has been proven clear from all known contaminants and a report is received from the consultant stating that the site in question is clean.

E. PLANNING CONDITIONS

77. **Zoning Clearance.** As a condition precedent to obtaining building permits, and prior to improving any portion of the Property or commencing any work pertaining to the Project approved herein, the Applicant shall obtain Zoning Clearance from the Planning Director. Zoning Clearance shall only be granted

upon satisfying all conditions precedent to construction as stated in these conditions of approval.

78. **Performance Standards.** The design, operation, and use of the Project and Property shall comply with all outdoor storage, trash collection design, performance standards, landscaping requirements, and lighting provisions of the Buellton Municipal Code. All exterior lighting shall be located and designed so as to avoid creating substantial off-site glare, light spillover onto adjacent properties, or upward illumination into the sky. In addition, the Property shall be maintained in strict compliance with the following additional standards:

a. Use Limitations. No building or other improvement upon the Property shall be constructed, maintained, or used for any purpose other than that which is allowed by the Buellton Municipal Code or otherwise stipulated in the conditions of approval herein. Furthermore, the Property shall be maintained in strict compliance with the following additional standards:

(1) Unobstructed Access. All driveways and areas designated for off-street parking shall remain accessible at all times. Except as allowed by revocable license approved by the City, parking shall not be allowed on driveways at anytime.

(2) Vehicle Repair. No disassembly, repair or any other work shall be performed on any vehicle, machine, motor, appliance or other similar device shall be allowed on any portion of the Property except or unless such work and device is wholly removed from public view.

(3) Exterior Storage. No storage of any goods, materials or equipment shall be permitted on the Property except within the confines of fully enclosed buildings.

b. Prohibited Activities. No person owning, leasing, occupying or having charge or possession of the Property, or any portion thereof, shall maintain or use the premises in such a manner that any of the following conditions are found to exist:

(1) Fire and Explosion Hazards. Storage and transportation of flammable or explosive materials, as defined by the County of Santa Barbara Fire Department, which are provided without adequate safety devices against the hazard of fire and explosion and adequate firefighting and fire-suppression equipment and devices, standard in the industry.

(2) Fissionable, Radioactivity or Electrical Disturbance. Storage or use of fissionable or radioactive material, if their use or storage

results at any time in the release or emission of any fissionable or radioactive material into the atmosphere, the ground, or sewage systems, or any activities which emit electrical disturbances, affecting the operation at any point of any equipment other than that of the creator of such disturbance.

(3) Glare, Humidity, Heat and Cold. Direct or sky-reflected glare, whether from floodlights or from high temperature processes, or humidity, heat or cold that is produced and is perceptible without instruments by the average person at the Property line.

(4) Liquid and Sold Wastes. Discharge at any point into any public sewer, private sewage disposal system, or stream, or into the ground, of any material of such nature or temperature as can contaminate any water supply, interfere with bacterial processes in sewage treatment, or otherwise cause the emission of dangerous or offensive elements, except in accordance with standards approved by the California Department of Public Health or such other governmental agency as shall have jurisdiction over such activities.

(5) Odors. Emissions of odorous gases or other odorous matter that is produced in nuisance quantities at the Property line.

(6) Particulate Matter and Air Contaminants. Emissions, including but not limited to, fly ash, dust, fumes, vapors, gases, and other forms of air contaminants which are produced from any facility or activity which are readily detectable without instrument by the average person at the Property line which can cause any damage to health, animals, vegetation or other forms of property, or which can cause excessive soiling at any point.

(7) Vibration. Ground vibration that is produced and is discernible without instruments to the average person at the Property line. Ground vibration caused by motor vehicles, trains, aircraft, and temporary construction or demolition work is exempted from this standard.

(8) Prohibition of Dangerous Elements. Land or buildings which are used or occupied in any manner so as to create any dangerous, noxious, injurious or otherwise objectionable fire, explosive or other hazard; noise or vibration; glare; liquid or solid refuse or waste; or other dangerous or objectionable substance, condition, or element in such a manner or such an amount as to adversely affect other uses.

(9) Noise. Unless otherwise provided for, no person shall operate or cause to be operated any source of sound at or on the Property, or allow the creation of any noise on the Property owned, leased, occupied or otherwise controlled by such person which causes the noise level when measured on any receiving property to exceed the noise level limits set forth by the Buellton Municipal Code as adopted and amended.

79. **Fire Department.** The Project is located within the jurisdiction of the County Fire Department and shall comply with all applicable standards of that agency.

80. **Building Standards.** All building construction shall be designed and performed in accordance with the currently adopted California Building Code, and all other appropriate sections of the Buellton Municipal Code, State of California energy conservation standards and Title 24 handicap accessibility standards. All necessary plans and documentation shall be submitted at time of plan check including, but not limited to, complete architectural plans and appropriate engineering calculations prepared by a California Licensed Architect or Engineer.

81. **Grading and Drainage.** All building construction, grading and drainage shall be designed and performed in accordance with the currently adopted Excavation and Grading Code and all other appropriate sections of the Buellton Municipal Code and Santa Barbara Flood Control Design Standards dealing with grading, drainage and public improvements. Prior to construction, necessary plans and documentation shall be submitted for review and approval by the City Engineer including, but not limited to, complete civil engineering drawings, public improvement plans, utility specifications and appropriate engineering calculations prepared by a California Registered Civil Engineer.

82. **Construction Noise Reduction.** Prior to issuance of building permit, the Developer shall provide proof that all construction equipment utilizing internal combustion engines have mufflers that are in good condition. Stationery noise sources shall be located at least 300 feet from occupied dwelling units unless noise reducing engine housing enclosures or noise screens are provided by the contractor. Equipment mobilization areas, water tanks, and equipment storage areas shall be placed in a central location as far from existing residences as feasible.

83. **Final Occupancy Clearance.** No Final Building Inspection Clearance or release of occupancy will be granted for any building on the Property until all construction is completed and all improvements and landscaping associated with the Project are installed in accordance with the plans approved and the conditions specified herein. Exceptions to this requirement may be granted subject to: (i) approval of the City Engineer and Planning Director; (ii) assurance that unfinished items will be completed within a reasonable period of time (including,

but not limited to, the posting of appropriate performance security to assure such completion); (iii) essential infrastructure necessary to serve the entire Project is fully installed; and (iv) public safety and convenience is appropriately protected.

84. **Property Maintenance.** The Project and Property, including the landscaping, shall be maintained in a continuous state of good condition and repair, in full compliance with all approved plans, specifications and conditions of approval. Corrective improvements shall be undertaken as necessary to continuously conform with and implement conditions of Project approval including, as applicable, repair, repainting and/or replacement of Project components as needed. Where a Project is found to be non-compliant, the Applicant shall adhere to City recommendations to bring the Project into compliance.

85. **Community Design Guidelines.** The Project shall be in conformance with the Community Design Guidelines.

86. **Project Inspections.** Upon completion of construction and prior to occupancy or use, the Planning Director shall conduct a Project Inspection prior to and as a condition precedent to obtaining Final Building Inspection Clearance. Compliance with all conditions of approval is a pre-requisite to obtaining the Final Building Inspection Clearance.

87. **Landscape Installation.** Prior to obtaining Final Building Inspection Clearance, all landscaping and irrigation shall be completed and fully installed in accordance with the approved landscape plan required as part of the building permit plans, and open areas visible from public rights-of-way shall be landscaped and irrigated.

88. **Landscape Maintenance.** Following installation, all landscaping shall be continuously maintained thereafter for a period of not less than three (3) months or until such time that all plant material has been completely established. The Planning Director shall inspect or cause to be inspected all landscaped areas prerequisite to granting Final Building Inspection Clearance. A formal written request for such inspection shall be accompanied by a certification from the Project landscape architect as to the Project's conformity with the approved plans and specifications, together with a twelve (12) month warranty on all landscaping materials.

89. **Landscape Maintenance Agreement.** The Applicant shall acknowledge and sign the City's Landscape and Maintenance Agreement prior to issuance of the first building permit. The Applicant, and all successors or assignees, are responsible for complying with all conditions of the Agreement. Any violations of the Landscape and Maintenance Agreement may result in Code Enforcement action.

90. **Landscape Surety.** Prior to issuance of a building permit, a surety for installation of the landscaping and irrigation, and for maintenance for one year, shall be

posted in a form acceptable to the City. The surety estimate shall be submitted as part of the building permit submittal.

91. **Approval.** Approval of 14-FDP-03 and TTM 31057 (the "Permit") is granted to the Applicant for the Property as identified in the Project Description. Except or unless indicated otherwise herein, all buildings, driveways, parking areas, and other facilities or features shall be located and maintained substantially as shown on the exhibits accompanying the application for the Project.

92. **Development Time Frame.** Building construction must be started not later than five years after approval of the Final Development Plan, or if a Permit is issued within the five year period, construction must be diligently pursued thereafter, or this approval will be revoked pursuant to the Buellton Municipal Code. However, if the approved plans and adjacent areas are unchanged, the Planning Director may grant one additional 12-month extension of time for construction of the Project. Start of construction is defined as:

    a. All zoning and related approvals are effective; and

    b. All required building and grading permits have been issued; and

    c. The "foundation inspection" and "concrete slab or under floor inspection" as defined in the California Building Code or its successor have been made and received approval from the Building Department, i.e., all trenches must be excavated, forms erected, and all materials for the foundation delivered on the job and all in-slab or under floor building service equipment, conduit, piping accessories and other ancillary equipment items must be in place. Nothing in this definition shall be construed to alter the applicable legal standards for determining when vested property rights have arisen.

93. **Parking.** A total of 344 parking spaces are required for the Project. This includes two covered spaces for each of the townhomes (312 spaces) and one visitor space for each five units (32 guest spaces). 402 parking spaces are proposed.

94. **Signage.** The monument signs as shown in the landscape plans dated July 31, 2014, are approved. Any additional signage will require approval by the Planning Director.

95. **Architectural Design.** The architectural design of the buildings shall conform to that shown on the architectural elevations and color boards for the project with a design style of Agrarian.

96. **Masonry Wall.** An eight foot high split face masonry wall is required along the east property line.

97. **Lighting.** All new exterior lighting fixtures shall comply with the design requirements of the Community Design Guidelines and shall protect dark skies. All lighting shall be LED or Inductive technology or other energy efficient type of lighting. Decorative lighting is required.

98. **Village Specific Plan.** The project is subject to the standards and requirements of the Village Specific Plan.

99. **Trees.** All trees shall be 24-inch box trees.

100. **Damaged Landscaping.** Any landscaping damaged on adjoining properties shall be replaced on a one to one ratio, except that oak trees shall be replaced on a 3 to 1 ratio.

101. **Pedestrian Paths.** The public pedestrian paths along the east property line, north property line, and south property line are required to be installed. Textured pavement shall be used for the paths.

102. **Road Names.** The following road names are not acceptable because they are duplicates of road names within Santa Barbara County: Monterey Lane, El Dorado Lane, Amador Drive, and St. George Court. Deming Way and Amador Drive are proposed on roads that turn ninety degrees. The same road name cannot continue when a road turns ninety degrees. Therefore, two new road names are required. The following road names are approved by the Sheriff's Department and shall replace unacceptable road names: Covelo Lane, Elkton Lane, Chalone Drive, Dos Rios Court, Oakville Drive, and Sertoma Way.

103. **Covenants, Codes and Restrictions (CC&Rs).** CC&Rs for the Project shall be submitted for review to the Planning Director, City Engineer, and City Attorney and shall include the following:.

- The developer is required to disclose to all future tenants the presence of the active horse ranch just to the north of the Village Specific Plan site.

104. **Emergency Access.** The emergency access points at the end of Glennora Way and on McMurray Road shall have grass pavers with concrete tracks and an emergency access gate as approved by the Fire Department. An emergency access easement shall be provided over the new roads.

F. AFFORDABLE HOUSING

105. **Affordable Housing.** Prior to issuance of the building permits for the market rate townhomes (all 156 townhomes), one of the following three options shall be in place: (1) building permits have been issued for the affordable senior housing project on the Village Specific Plan site; or (2) an affordable housing fee deposit has been posted as a cash deposit or surety (to be released to the developer when building permits are issued for the affordable senior project or released to the City

in 5 years, whichever occurs first): or (3) provide the affordable units in the townhome development.

G. FIRE DEPARTMENT CONDITIONS

106. **Fire Protection Certificate.** Fire Protection Certificates will be required.

107. **Road Names.** Road names shall be required for this project.

- Road names shall be approved by the Santa Barbara County Sheriff Emergency Communication Manager/911 Coordinator.

108. **Structure Height.** Any structure that exceeds 30 feet in height shall meet the CFC Section D105 requirements.

- **D105.1** Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of the pitched roof, the intersection of the roof to the exterior wall, or the top of the parapet walls, whichever is greater.
- **D105.2** Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
- **D105.3** At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. This side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.
- **D105.4** Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

109. **Access.** Access plans shall be approved by the Fire Department prior to any work being undertaken.

- Private roadway shall have a minimum width of 26 feet.
- Surface shall be paved.
- A minimum of 13 feet, 6 inches of vertical clearance shall be provided and maintained for the life of the project for emergency apparatus access.

110. **Street Signs.** Street signs shall be installed.

- Private road signs shall be blue with white letters.
- County road signs shall be brown with white letters.
- Reference Santa Barbara County Engineering Design Standards, Standard Details 6-060.

111. **Temporary Addresses.** Temporary address posting is required during construction.

112. **Fire Hydrants.** New fire hydrants shall be installed. The number is to be determined.

- The Fire Department shall have on file a set of approved fire hydrant plans prior to any work being started.
- Fire Hydrants shall be located per Fire Department specifications and shall flow 1250 gallons per minute at a 20 psi residual pressure.
- Commercial fire hydrants shall consist of one 4-inch outlet and two 2-1/2-inch outlets.
- A set of approved fire hydrant plans, stamped and dated by the Fire Department shall be kept at the job site and available on request.
- Water systems shall be installed exactly as the approved fire hydrant plans dictate. No changes or modifications to these plans shall take place without prior Fire Department approval.
- No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by a Fire Department representative.

113. **Fire Lanes.** Signs indicating "Fire Lane – No Stopping" shall be placed every 150 feet as required by the Fire Department. Refer to current adopted California Fire Code.

114. **Portable Fire Extinguishers**. Portable fire extinguishers are required and shall be in accordance with the current adopted Santa Barbara County Code Chapter 15.

115. **Fire Sprinklers.** An automatic fire sprinkler system shall be installed.

- Fire sprinkler plans shall be approved by the Fire Department prior to installation.
- A set of approved plans, stamped and dated by the Fire Department shall be kept at the job site and available upon request.
- The Fire Department shall determine the location of any Fire Department connection (FDC) that may be required.
- FDC shall be labeled per NFPA 13.
- Water systems shall be installed exactly as the approved plans dictate. No changes or modifications to these plans shall take place without prior fire department approval.
- No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by the Fire Department.

116. **Alarm Systems.** An automatic fire or emergency alarm system shall be installed.

- Fire alarm system shall meet Santa Barbara County Fire Department requirements.
- Automatic fire or emergency alarm system plans shall be approved by the fire department.
- Alarm panel locations and annunciator graphics shall be approved by the Fire Department prior to installation.

117. **Recorded Addresses.** Recorded addressing for the buildings and suites is required by the fire department. Contact the City of Buellton Planning Department to apply for addresses.

118. **Address Numbers.** Address numbers shall be a minimum height of four inches for residential suites.

- Address numbers shall be a minimum height of 6 inches for buildings.
- Address number locations shall be approved by the Fire Department.
- Address numbers shall be a color contrasting to the background color.
- The address number shall be elevated at least three feet from the ground for clear visibility and easy directional identification.
- The numbers shall be visible from the access road when traveling in either direction.

119. **Gates.** Access way entrance gates shall conform to Fire Department requirements.

120. **Gate Locking System.** When access ways are gated, a Fire Department approved locking system shall be installed. Reference Santa Barbara County Development Standard #7.

121. **Fees.** The applicant will be required to pay development impact fees. In accordance with Chapter 15 of the Santa Barbara County Code, the fee shall be computed per square foot on each new building, including non-habitable spaces, paid for the purpose of mitigating the incremental increase in needs for emergency services generated by the development. Development impact fees are collected at the current rate at time of payment.
Estimated fees:

- Mitigation Fee at $.10 per square foot for structures with fire sprinklers.
- Mitigation Fee at $.20 per square foot for structures without fire sprinklers

122. **Occupancy Clearance.** Final occupancy clearance inspection will not be scheduled unless fees have been paid.

123. **Condition Changes.** These conditions apply to the Project as currently described. Future changes, including but not limited to further division, change of occupancy, intensification of use, or increase in hazard classification, may require additional mitigation to comply with applicable development standards in effect at

the time of change. The application for a new building permit or time extension for the project may require further review and the imposition of current development standards and fees.

124. **Non-Compliance.** Non-compliance with conditions placed on this project could result in the issuance of a stop work order by the fire department, which may require additional fees and a delay in final occupancy clearance.

H. COUNTY OF SANTA BARBARA BUILDING DIVISION CONDITIONS

125. **Geology Report.** A Geology Report prepared and signed by a California licensed geologist will be required.

126. **Soils Report.** A soils report to include an assessment and conclusion of the potential for liquefaction will be required. At a minimum, one boring to a depth of fifty feet will be required.

127. **Townhomes.** The plans do not appear to meet the definition of a townhome as defined in the California Residential Code. Clarify the use, occupancy and applicable code (CRC or CBC) of the structures and site plans which reflects the same.

128. **Egress Plan.** A separate, detailed egress plans will be required for clarity of plan review and field inspection. Clearly show egress requirements for the building. Show occupant load, number of exits required, and number of exits provided at each space and/or floor level. Provide a calculation for required exit width. Label all components of the exit access, exit, and exit discharge, and show compliance with applicable provisions addressing those components.

129. **Fire Areas.** Provide a complete, independent plan which graphically delineates all fire areas, fire walls, fire barriers, horizontal fire-resistive assemblies, and/or fire partitions on the plans. Label all fire-resistive corridors, shafts, incidental use areas, etc. Cite code sections indicating reasons assemblies are rated. If fire-rated assemblies have been provided where not required by code or which exceed code minimum requirements, please indicate this on the plans. Delineate egress paths and indicate occupant/egress path loading to required egress routes. Cross-reference tag all fire resistive assemblies to their respective construction details on the plans. Verify consistency between fire-resistive characteristics shown on this plan and the relative required fire-resistive characteristics shown on mechanical, electrical, and structural plans.

130. **Site Accessibility Plan.** Provide a separate "Site Accessibility Plan", showing accessible routes of travel between buildings and accessible site facilities. The accessible route of travel shall be the most practical direct route between accessible building entrances, accessible site facilities, and the accessible entrance

to the site. Provide accessible parking in all parking lots. Please ensure the building design professional coordinates with civil on site accessibility design.

131. **Accessibility Requirements.** Projects that are privately funded may be subject to the accessibility requirements of California Building Code Chapter 11A of the current code in effect on the date of permit application.

132. **California Green Code.** Incorporate compliance with the applicable California Green Code in the plans, to include commissioning. Incorporate compliance with the requirements of the Energy Code in effect at the time of submittal.

133. **Flood Conditions.** Incorporate the conditions of approval by the Flood Plain Administrator into the plans.

134. **Plans.** Plans will need to be signed and sealed by a California licensed architect or engineer and designed in compliance with the codes in effect at the time of building permit application submittal.

I. FINANCE DEPARTMENT CONDITIONS

135. **Outstanding Fees.** The applicant shall pay all fees including, but not limited to, outstanding balances for processing by the City Engineer, Planning Department, Building Department, traffic mitigation fees, water connection fees, sewer fees, school fees, Fire Department mitigation fees and any additional processing deposits as required prior to zoning clearance.

136. **Impact Fees.** The project applicant shall pay the water, sewer, park, and traffic impact fees in accordance with City requirements.

Project Applicant/Property Owner Acknowledgement of Required Conditions of Approval

_____ _____

Property Owner Signature Date

_____ _____

Project Applicant/Agent/Representative Signature Date