



CITY OF BUELLTON

PLANNING COMMISSION AGENDA

**Regular Meeting of April 7, 2016 – 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 Foster Reif

PLEDGE OF ALLEGIANCE

Commissioner Padilla

ROLL CALL

Commissioners Brian Dunstan, Dan Heedy, Joe Padilla, Vice Chair Art Mercado and
Chair Foster Reif

REORDERING OF AGENDA

PRESENTATIONS

None

APPROVAL OF MINUTES

- 1. Minutes of the regular Planning Commission meeting of March 17, 2016**

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

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

2. **Figueroa Mountain Brewery Development Plan Modification 16-DPM-01**
❖ *Staff Contact (Irma Tucker Contract Planner)*

OTHER BUSINESS

3. **Conceptual Review of Figueroa Mountain Brewery Final Development Plan**
❖ *Staff Contact (Irma Tucker Contract Planner)*

4. **Conceptual Review of the Commons Project**
❖ *Staff Contact (Irma Tucker Contract Planner)*

WRITTEN COMMUNICATIONS**PLANNING COMMISSIONER COMMENTS****PLANNING DIRECTOR REPORT****ADJOURNMENT**

To the next regularly scheduled Planning Commission meeting of Thursday, April 21, 2016 at 6:00 p.m. in the Council Chambers located at 140 West Highway 246.

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 March 17, 2016 – 6:00 p.m.
City Council Chambers, 140 West Highway 246
Buellton, California**

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Commissioner Padilla led the Pledge of Allegiance

ROLL CALL

Present: Commissioners Dan Heedy, Joe Padilla, Vice Chair Art Mercado
and Chair Foster Reif

Absent: Commissioner Brian Dunstan

Staff: City Manager Marc Bierdzinski
Contract Planner Irma Tucker
Assistant Planner Andrea Olson
Staff Assistant/Planning Technician Clare Barcelona

REORDERING OF AGENDA

The Agenda was reordered to allow the Planning Directors Report to be heard before Other Business.

PRESENTATIONS

None

APPROVAL OF MINUTES

- 1. Minutes of the regular Planning Commission meeting of March 3, 2016**

MOTION:

Chair Reif moved and Vice Chair Mercado seconded the motion to approve the Minutes of March 3, 2016

VOTE:

Motion passed by 3-0 voice vote with abstention by Commissioner Padilla due to his absence from the meeting.

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

None

PLANNING DIRECTOR REPORT

City Manager Bierdzinski updated the Commission on recent City Council actions and the status of various projects including the upcoming opening of Tractor Supply scheduled for April.

OTHER BUSINESS

2. Conceptual Review of the “Buellton Mini-Golf” Project

Commissioner Heedy recused himself from the Dais due to the proximity of his residence to the proposed project.

RECOMMENDATION:

That the Planning Commission review the concept and provide comments to the applicant regarding the project.

DOCUMENTS:

Planning Department Staff Report with attachments (Vicinity/Zoning Map, Project Description, Concept Plans)

STAFF REPORT:

Assistant Planner Andrea Olson presented the staff report.

SPEAKERS/DISCUSSION:

Kent Lemmex, Applicant, presented the Buellton Mini Golf Project to the Commission.

Due to the lack of detail for the entire project site, the Planning Commission concurred by consensus to wait on further comments until the complete project submittal is before them.

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

None

ADJOURNMENT

Chair Reif adjourned the meeting at 6:27 p.m. to the next regular scheduled meeting of the Planning Commission to be held April 7, 2016 at the City Council Chambers, 140 West Highway 246, Buellton.

Foster Reif, 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: Irma Tucker, Contract City Planner

Date: April 7, 2016

Subject: Resolution No. 16-02 - "A Resolution of the Planning Commission of the City of Buellton, California, Approving a Development Plan Modification (16-DPM-01) to an Approved Final Development Plan (12-FDP-01) to Allow a Reduced Front Yard Setback and Landscape Area at 73 Industrial Way (Assessor's Parcel Number 099-690-037), and Making Findings in Support Thereof"

BACKGROUND

An application has been filed by Michelle Swanitz, DMHA Architects ("Applicant"), agent for CJ Strand Properties LLC, property owner of 73 Industrial Way, requesting a modification to condition number 28 of a previously approved Final Development Plan (12-FDP-01) in order to allow a reduced front yard setback and landscape area on said property. The Development Plan Modification (16-DPM-01) would allow for the future installation and maintenance of accessory equipment, consisting of two malt silos (subject to separate permit approvals), within the required setback and landscape area in order to accommodate the existing operations of Figueroa Mountain Brewery. The project site is located on a 1.3 acre (+/-) parcel at 73 Industrial Way, on Assessor's Parcel Number 099-690-037 (Attachment No. 1 - Vicinity Map). The property is zoned M (Industrial and Manufacturing) and is designated for industrial land uses in the general plan. The project consists of the following land use application:

Development Plan Modification (Case No. 16-DPM-01): Approval of a reduced front yard setback and landscape area to allow the future installation and maintenance of two 12-foot diameter, 27-foot high malt silos (subject to separate permit approvals, as applicable). The silos would encroach approximately 15 feet into the required 20 foot front yard setback area and approximately 5 feet into the required 10 foot front property line landscape area along Industrial Way. The malt silos will be located on structural piers, and will be surrounded by aesthetically suitable drought tolerant landscape / hardscape.

DISCUSSION

The property is zoned M (manufacturing and industrial), is located in a neighborhood of existing industrial land uses and is not adjacent to any residential zoning or land uses. In the M Zone, Buellton Municipal Code section 19.02.220 requires a minimum setback of 20 feet minimum at the front yard, and a 10-foot wide planted area along the front property line. The subject property is an interior lot, and the front property line is along Industrial Way.

The proposed reduction of the front yard setback and landscape areas as described above requires a revision to the approved final development plan 12-FDP-01, and is being processed as a development plan modification permit application in accordance with Municipal Code Sections 19.08.120(F) and 19.08.120(G). Staff is in support of this revision inasmuch as the malt silos are considered architectural features which, as proposed, are aesthetically and functionally compatible with the approved final development plan and with the surrounding industrial uses; the malt silos are also considered accessory equipment, integral to existing industrial operations located on the subject property.

Equipment design and site layout constraints require that the silos be installed at the proposed location, which encroaches into the required front yard setback and landscape area requirements of the site. The silos will be situated on structural piers with no grading required, and the adjacent area will be landscaped with aesthetically suitable drought tolerant plantings and/or hardscape.

At the specific area of the future silo installation as shown in the project plans (Attachment 2), the reduction by 15'2" of the required 20-foot front yard setback to a resulting 4'10" and an accompanying reduction by 5'2" of the required 10-foot front property line landscape area to a resulting 4'10" would not be incompatible with the surrounding industrial areas, would not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood, and would not conflict with any easements required for public access through the property. The revised final development plan would be in substantial conformity with the approved 12-FDP-01 and would be in conformance with all other applicable provisions and policies of the City general Plan and Zoning Ordinance. The remainder of the front yard setback and landscape area along the Industrial Way frontage, as well as all other setback and landscape areas on the property, shall remain as they currently exist, in compliance with Municipal Code requirements and per the approved final development plan.

As shown in the existing survey map (Attachment 2, Sheet "1"), a 10-foot wide private sewer easement runs along the Industrial Way frontage at the location where installation of the future malt silos are being proposed. A condition of approval is included in attached Resolution 16-02 requiring that, prior to construction of any facilities within the easement area, the applicant shall provide documentation from adjacent property owners who have rights to the private sewer easement that they agree to the installation of the proposed malt silos within the easement area.

The County Building & Safety Division has reviewed the project plans and has submitted conditions to be included in the project approval action. These conditions of approval are set forth in the attached Resolution 16-02. The conditions detail the requirements to be fulfilled prior to issuance of a Building Permit for: a) installation of non-operational tanks; and b) future installation and use of the malt silos.

The project plans were provided to the Fire Department for review and comment; as of the date of this staff report, no comments have been received by the City.

The Planning Director has determined that the findings for approval of 12-FDP-01 are still valid and that additional findings are set forth in Resolution 16-02 specifically for revised development plan 16-DPM-01, which is recommended for approval subject to the Modified Conditions of Approval in Resolution 16-02.

ENVIRONMENTAL REVIEW

The Project is being processed with a Class 5 (Minor Alterations in Land Use Limitations) Categorical Exemption for environmental review in accordance with the California Environmental Quality Act.

RECOMMENDATION

That the Planning Commission consider the adoption of Resolution No. 16-02, "A Resolution of the Planning Commission of the City of Buellton, California, Approving a Development Plan Modification (16-DPM-01) to an Approved Final Development Plan (12-FDP-01) to Allow a Reduced Front Yard Setback and Landscape Area at 73 Industrial Way (Assessor's Parcel Number 099-690-037), and Making Findings in Support Thereof" by title only and waive further reading.

ATTACHMENTS

Attachment 1 – Vicinity Map
Attachment 2 – Site Plan & Elevations dated February 22, 2016
Attachment 3 – Operation & Maintenance Plan
Resolution No. 16-02

Attachment 1 - Vicinity Map

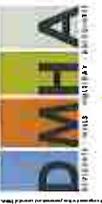
16-DPM-01



★ Subject Property



0 75 150 300 Feet



NOT FOR CONSTRUCTION

FIGUEROA MOUNTAIN BREWERY
 48,721 INDUSTRIAL WAY,
 BUELTON, CA
 PROJECT #: 08-004
 NO. DESCRIPTION DATE
 1. 08/01/11
 2. 08/01/11
 3. 08/01/11
 4. 08/01/11
 5. 08/01/11
 6. 08/01/11
 7. 08/01/11
 8. 08/01/11
 9. 08/01/11
 10. 08/01/11
 11. 08/01/11
 12. 08/01/11
 13. 08/01/11
 14. 08/01/11
 15. 08/01/11
 16. 08/01/11
 17. 08/01/11
 18. 08/01/11
 19. 08/01/11
 20. 08/01/11
 21. 08/01/11
 22. 08/01/11
 23. 08/01/11
 24. 08/01/11
 25. 08/01/11
 26. 08/01/11
 27. 08/01/11
 28. 08/01/11
 29. 08/01/11
 30. 08/01/11
 31. 08/01/11
 32. 08/01/11
 33. 08/01/11
 34. 08/01/11
 35. 08/01/11
 36. 08/01/11
 37. 08/01/11
 38. 08/01/11
 39. 08/01/11
 40. 08/01/11
 41. 08/01/11
 42. 08/01/11
 43. 08/01/11
 44. 08/01/11
 45. 08/01/11
 46. 08/01/11
 47. 08/01/11
 48. 08/01/11
 49. 08/01/11
 50. 08/01/11
 51. 08/01/11
 52. 08/01/11
 53. 08/01/11
 54. 08/01/11
 55. 08/01/11
 56. 08/01/11
 57. 08/01/11
 58. 08/01/11
 59. 08/01/11
 60. 08/01/11
 61. 08/01/11
 62. 08/01/11
 63. 08/01/11
 64. 08/01/11
 65. 08/01/11
 66. 08/01/11
 67. 08/01/11
 68. 08/01/11
 69. 08/01/11
 70. 08/01/11
 71. 08/01/11
 72. 08/01/11
 73. 08/01/11
 74. 08/01/11
 75. 08/01/11
 76. 08/01/11
 77. 08/01/11
 78. 08/01/11
 79. 08/01/11
 80. 08/01/11
 81. 08/01/11
 82. 08/01/11
 83. 08/01/11
 84. 08/01/11
 85. 08/01/11
 86. 08/01/11
 87. 08/01/11
 88. 08/01/11
 89. 08/01/11
 90. 08/01/11
 91. 08/01/11
 92. 08/01/11
 93. 08/01/11
 94. 08/01/11
 95. 08/01/11
 96. 08/01/11
 97. 08/01/11
 98. 08/01/11
 99. 08/01/11
 100. 08/01/11

SHEET INDEX

NO.	DESCRIPTION
1	GENERAL NOTES
2	CONCRETE
3	MECHANICAL
4	ELECTRICAL
5	PLUMBING
6	PAINT
7	FINISHES
8	LANDSCAPE
9	EXTERIOR
10	INTERIOR
11	MECHANICAL
12	ELECTRICAL
13	PLUMBING
14	PAINT
15	FINISHES
16	LANDSCAPE
17	EXTERIOR
18	INTERIOR
19	MECHANICAL
20	ELECTRICAL
21	PLUMBING
22	PAINT
23	FINISHES
24	LANDSCAPE
25	EXTERIOR
26	INTERIOR
27	MECHANICAL
28	ELECTRICAL
29	PLUMBING
30	PAINT
31	FINISHES
32	LANDSCAPE
33	EXTERIOR
34	INTERIOR
35	MECHANICAL
36	ELECTRICAL
37	PLUMBING
38	PAINT
39	FINISHES
40	LANDSCAPE
41	EXTERIOR
42	INTERIOR
43	MECHANICAL
44	ELECTRICAL
45	PLUMBING
46	PAINT
47	FINISHES
48	LANDSCAPE
49	EXTERIOR
50	INTERIOR
51	MECHANICAL
52	ELECTRICAL
53	PLUMBING
54	PAINT
55	FINISHES
56	LANDSCAPE
57	EXTERIOR
58	INTERIOR
59	MECHANICAL
60	ELECTRICAL
61	PLUMBING
62	PAINT
63	FINISHES
64	LANDSCAPE
65	EXTERIOR
66	INTERIOR
67	MECHANICAL
68	ELECTRICAL
69	PLUMBING
70	PAINT
71	FINISHES
72	LANDSCAPE
73	EXTERIOR
74	INTERIOR
75	MECHANICAL
76	ELECTRICAL
77	PLUMBING
78	PAINT
79	FINISHES
80	LANDSCAPE
81	EXTERIOR
82	INTERIOR
83	MECHANICAL
84	ELECTRICAL
85	PLUMBING
86	PAINT
87	FINISHES
88	LANDSCAPE
89	EXTERIOR
90	INTERIOR
91	MECHANICAL
92	ELECTRICAL
93	PLUMBING
94	PAINT
95	FINISHES
96	LANDSCAPE
97	EXTERIOR
98	INTERIOR
99	MECHANICAL
100	ELECTRICAL
101	PLUMBING
102	PAINT
103	FINISHES
104	LANDSCAPE
105	EXTERIOR
106	INTERIOR
107	MECHANICAL
108	ELECTRICAL
109	PLUMBING
110	PAINT
111	FINISHES
112	LANDSCAPE
113	EXTERIOR
114	INTERIOR
115	MECHANICAL
116	ELECTRICAL
117	PLUMBING
118	PAINT
119	FINISHES
120	LANDSCAPE
121	EXTERIOR
122	INTERIOR
123	MECHANICAL
124	ELECTRICAL
125	PLUMBING
126	PAINT
127	FINISHES
128	LANDSCAPE
129	EXTERIOR
130	INTERIOR
131	MECHANICAL
132	ELECTRICAL
133	PLUMBING
134	PAINT
135	FINISHES
136	LANDSCAPE
137	EXTERIOR
138	INTERIOR
139	MECHANICAL
140	ELECTRICAL
141	PLUMBING
142	PAINT
143	FINISHES
144	LANDSCAPE
145	EXTERIOR
146	INTERIOR
147	MECHANICAL
148	ELECTRICAL
149	PLUMBING
150	PAINT
151	FINISHES
152	LANDSCAPE
153	EXTERIOR
154	INTERIOR
155	MECHANICAL
156	ELECTRICAL
157	PLUMBING
158	PAINT
159	FINISHES
160	LANDSCAPE
161	EXTERIOR
162	INTERIOR
163	MECHANICAL
164	ELECTRICAL
165	PLUMBING
166	PAINT
167	FINISHES
168	LANDSCAPE
169	EXTERIOR
170	INTERIOR
171	MECHANICAL
172	ELECTRICAL
173	PLUMBING
174	PAINT
175	FINISHES
176	LANDSCAPE
177	EXTERIOR
178	INTERIOR
179	MECHANICAL
180	ELECTRICAL
181	PLUMBING
182	PAINT
183	FINISHES
184	LANDSCAPE
185	EXTERIOR
186	INTERIOR
187	MECHANICAL
188	ELECTRICAL
189	PLUMBING
190	PAINT
191	FINISHES
192	LANDSCAPE
193	EXTERIOR
194	INTERIOR
195	MECHANICAL
196	ELECTRICAL
197	PLUMBING
198	PAINT
199	FINISHES
200	LANDSCAPE
201	EXTERIOR
202	INTERIOR
203	MECHANICAL
204	ELECTRICAL
205	PLUMBING
206	PAINT
207	FINISHES
208	LANDSCAPE
209	EXTERIOR
210	INTERIOR
211	MECHANICAL
212	ELECTRICAL
213	PLUMBING
214	PAINT
215	FINISHES
216	LANDSCAPE
217	EXTERIOR
218	INTERIOR
219	MECHANICAL
220	ELECTRICAL
221	PLUMBING
222	PAINT
223	FINISHES
224	LANDSCAPE
225	EXTERIOR
226	INTERIOR
227	MECHANICAL
228	ELECTRICAL
229	PLUMBING
230	PAINT
231	FINISHES
232	LANDSCAPE
233	EXTERIOR
234	INTERIOR
235	MECHANICAL
236	ELECTRICAL
237	PLUMBING
238	PAINT
239	FINISHES
240	LANDSCAPE
241	EXTERIOR
242	INTERIOR
243	MECHANICAL
244	ELECTRICAL
245	PLUMBING
246	PAINT
247	FINISHES
248	LANDSCAPE
249	EXTERIOR
250	INTERIOR
251	MECHANICAL
252	ELECTRICAL
253	PLUMBING
254	PAINT
255	FINISHES
256	LANDSCAPE
257	EXTERIOR
258	INTERIOR
259	MECHANICAL
260	ELECTRICAL
261	PLUMBING
262	PAINT
263	FINISHES
264	LANDSCAPE
265	EXTERIOR
266	INTERIOR
267	MECHANICAL
268	ELECTRICAL
269	PLUMBING
270	PAINT
271	FINISHES
272	LANDSCAPE
273	EXTERIOR
274	INTERIOR
275	MECHANICAL
276	ELECTRICAL
277	PLUMBING
278	PAINT
279	FINISHES
280	LANDSCAPE
281	EXTERIOR
282	INTERIOR
283	MECHANICAL
284	ELECTRICAL
285	PLUMBING
286	PAINT
287	FINISHES
288	LANDSCAPE
289	EXTERIOR
290	INTERIOR
291	MECHANICAL
292	ELECTRICAL
293	PLUMBING
294	PAINT
295	FINISHES
296	LANDSCAPE
297	EXTERIOR
298	INTERIOR
299	MECHANICAL
300	ELECTRICAL
301	PLUMBING
302	PAINT
303	FINISHES
304	LANDSCAPE
305	EXTERIOR
306	INTERIOR
307	MECHANICAL
308	ELECTRICAL
309	PLUMBING
310	PAINT
311	FINISHES
312	LANDSCAPE
313	EXTERIOR
314	INTERIOR
315	MECHANICAL
316	ELECTRICAL
317	PLUMBING
318	PAINT
319	FINISHES
320	LANDSCAPE
321	EXTERIOR
322	INTERIOR
323	MECHANICAL
324	ELECTRICAL
325	PLUMBING
326	PAINT
327	FINISHES
328	LANDSCAPE
329	EXTERIOR
330	INTERIOR
331	MECHANICAL
332	ELECTRICAL
333	PLUMBING
334	PAINT
335	FINISHES
336	LANDSCAPE
337	EXTERIOR
338	INTERIOR
339	MECHANICAL
340	ELECTRICAL
341	PLUMBING
342	PAINT
343	FINISHES
344	LANDSCAPE
345	EXTERIOR
346	INTERIOR
347	MECHANICAL
348	ELECTRICAL
349	PLUMBING
350	PAINT
351	FINISHES
352	LANDSCAPE
353	EXTERIOR
354	INTERIOR
355	MECHANICAL
356	ELECTRICAL
357	PLUMBING
358	PAINT
359	FINISHES
360	LANDSCAPE
361	EXTERIOR
362	INTERIOR
363	MECHANICAL
364	ELECTRICAL
365	PLUMBING
366	PAINT
367	FINISHES
368	LANDSCAPE
369	EXTERIOR
370	INTERIOR
371	MECHANICAL
372	ELECTRICAL
373	PLUMBING
374	PAINT
375	FINISHES
376	LANDSCAPE
377	EXTERIOR
378	INTERIOR
379	MECHANICAL
380	ELECTRICAL
381	PLUMBING
382	PAINT
383	FINISHES
384	LANDSCAPE
385	EXTERIOR
386	INTERIOR
387	MECHANICAL
388	ELECTRICAL
389	PLUMBING
390	PAINT
391	FINISHES
392	LANDSCAPE
393	EXTERIOR
394	INTERIOR
395	MECHANICAL
396	ELECTRICAL
397	PLUMBING
398	PAINT
399	FINISHES
400	LANDSCAPE
401	EXTERIOR
402	INTERIOR
403	MECHANICAL
404	ELECTRICAL
405	PLUMBING
406	PAINT
407	FINISHES
408	LANDSCAPE
409	EXTERIOR
410	INTERIOR
411	MECHANICAL
412	ELECTRICAL
413	PLUMBING
414	PAINT
415	FINISHES
416	LANDSCAPE
417	EXTERIOR
418	INTERIOR
419	MECHANICAL
420	ELECTRICAL
421	PLUMBING
422	PAINT
423	FINISHES
424	LANDSCAPE
425	EXTERIOR
426	INTERIOR
427	MECHANICAL
428	ELECTRICAL
429	PLUMBING
430	PAINT
431	FINISHES
432	LANDSCAPE
433	EXTERIOR
434	INTERIOR
435	MECHANICAL
436	ELECTRICAL
437	PLUMBING
438	PAINT
439	FINISHES
440	LANDSCAPE
441	EXTERIOR
442	INTERIOR
443	MECHANICAL
444	ELECTRICAL
445	PLUMBING
446	PAINT
447	FINISHES
448	LANDSCAPE
449	EXTERIOR
450	INTERIOR
451	MECHANICAL
452	ELECTRICAL
453	PLUMBING
454	PAINT
455	FINISHES
456	LANDSCAPE
457	EXTERIOR
458	INTERIOR
459	MECHANICAL
460	ELECTRICAL
461	PLUMBING
462	PAINT
463	FINISHES
464	LANDSCAPE
465	EXTERIOR
466	INTERIOR
467	MECHANICAL
468	ELECTRICAL
469	PLUMBING
470	PAINT
471	FINISHES
472	LANDSCAPE
473	EXTERIOR
474	INTERIOR
475	MECHANICAL
476	ELECTRICAL
477	PLUMBING
478	PAINT
479	FINISHES
480	LANDSCAPE
481	EXTERIOR
482	INTERIOR
483	MECHANICAL
484	ELECTRICAL
485	PLUMBING
486	PAINT
487	FINISHES
488	LANDSCAPE
489	EXTERIOR
490	INTERIOR
491	MECHANICAL
492	ELECTRICAL
493	PLUMBING
494	PAINT
495	FINISHES
496	LANDSCAPE
497	EXTERIOR
498	INTERIOR
499	MECHANICAL
500	ELECTRICAL
501	PLUMBING
502	PAINT
503	FINISHES
504	LANDSCAPE
505	

**FIGUEROA MOUNTAIN BREWERY
OPERATION & MAINTENANCE PLAN**



EXTERIOR TANK AREA

1. Brewing Tanks: / Brewhouse area

Method of Cleaning: Typical brewery CIP/SIP consisting of alkaline cleansers and acid sanitation.

Frequency of Cleaning: A range of daily to every two weeks.

2. Sump / Catch Basin Collection Area: / Spent grain silo area / Equip. slab

Method of Cleaning: manual / physical traps and primary settling sumps.

Frequency of Cleaning: Daily dependent upon production.

3. ~~Brewing Tanks~~: Malt Silo Area

Method of Cleaning: physical cleaning of any solids, dry malt. to be swept and removed offsite.

Frequency of Cleaning: weekly

Prepared By: David Trainor Title: Head Brewer Date: 2/22/16

PLANNING COMMISSION RESOLUTION NO. 16-02

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUELLTON,
CALIFORNIA, APPROVING A DEVELOPMENT PLAN MODIFICATION (16-DPM-01)
TO AN APPROVED FINAL DEVELOPMENT PLAN (12-FDP-01) TO ALLOW A
REDUCED FRONT YARD SETBACK AND LANDSCAPE AREA AT 73 INDUSTRIAL
WAY (ASSESSOR'S PARCEL NUMBER 099-690-037), AND MAKING FINDINGS IN
SUPPORT THEREOF**

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

SECTION 1: An application has been filed by Michelle Swanitz, DMHA Architects (“Applicant”), agent for CJ Strand Properties LLC, property owner of 73 Industrial Way, requesting a modification to condition number 28 of a previously approved Final Development Plan (12-FDP-01) in order to allow a reduced front yard setback and landscape area on said property. The Development Plan Modification (16-DPM-01) shall allow for the future installation and maintenance of accessory equipment, consisting of two malt silos (subject to separate permit approvals), within the required setback and landscape area in order to accommodate the existing operations of Figueroa Mountain Brewery. The project site is located on a 1.3 acre (+/-) parcel at 73 Industrial Way, on Assessor’s Parcel Number 099-690-037.

SECTION 2: The proposed Project consists of the following land use application:

Development Plan Modification (16-DPM-01): Approval of a reduced front yard setback and landscape area to allow for the future installation and maintenance of accessory equipment, consisting of two 12-foot diameter, 27-foot high malt silos which encroach approximately 15 feet into the required 20-foot front yard setback area and encroach approximately 5 feet into the required 10-foot front property line landscape area along Industrial Way. The malt silos will be located on structural piers, and will be surrounded by aesthetically suitable drought tolerant landscape / hardscape. Future installation of the silos will be subject to separate permit approvals, as applicable.

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 any aspect of 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 April 7, 2016 (“Public Hearing”).
2. All oral, written and visual materials presented in conjunction with the Public Hearing.

3. The following informational documents which, by this reference, are incorporated herein.
 - a. The Project file for 16-DPM-01 and the set of Project plans date stamped February 29, 2016.
 - b. Planning Commission staff report of April 7, 2016.

B. Public Review. On the basis of evidence hereinafter listed, all administrative procedures and public participation requirements prescribed in the Buellton Zoning Ordinance and Government Code Section 65091 have been lawfully satisfied:

1. A notice of public hearing was published in a newspaper on March 24, 2016 (the "Public Notice"), a minimum of ten (10) days in advance of the Public Hearing.
2. The 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 March 24, 2016, a minimum of ten (10) days in advance of the Public Hearing.
3. The Public Notice was posted in three public locations on March 24, 2016, a minimum of ten (10) days in advance of the Public Hearing.

C. Environmental Clearance. The project is a Class 5 Categorical Exemption as it consists of a minor alteration in land use limitations on a parcel with an average slope of less than 20%, and which does not result in any changes in land use or density.

D. Consistency Declarations. Based on (i) the evidence presented in the Staff Report (incorporated herein by reference), (ii) consultations with affected City Departments and outside Agencies, (iii) testimony and comments received in connection with the public hearing and (iv) adoption of the attached change to the conditions of approval, the Planning Commission does hereby declare as follows:

1. That the previous findings for project 12-FDP-01 remain valid.
2. That the revised final development plan is in substantial conformity with the approved final development plan 12-FDP-01; the malt silos are considered accessory equipment integral to existing industrial operations on the subject property and thus they are functionally compatible with the approved development plan.
3. That the revised development plan is in conformance with all applicable provisions and policies of the City General Plan and Zoning Ordinance. Only the limited area required for installation of the malt silos will encroach into the required setback and landscape areas; the remainder of the front yard setback and landscape area along the Industrial Way

frontage, as well as all other setback and landscape areas on the property, shall remain as they currently exist, in compliance with Municipal Code requirements and per the approved final development plan.

4. That the proposed development is in conformance with the community design guidelines inasmuch as the utilitarian and agricultural nature of the malt silos complies with the agrarian design style, which is one of the styles suggested for the area per the community design guidelines.
5. That the reduced setback and landscape area will accommodate the installation of an architectural feature which will be aesthetically and functionally compatible with the character of the surrounding industrial area.
6. That the reduced setback and landscape area will not conflict with any easements required for public access through, or the public use of, a portion of the property and thus will not be detrimental to the health, safety, comfort, convenience and general welfare of the neighborhood.

SECTION 4: Based on the findings set forth in Section 3, and subject to the conditions attached hereto, the Planning Commission hereby approves the Development Plan Modification (16-DPM-01) subject to the attached conditions.

PASSED, APPROVED, AND ADOPTED this 7th day of April 2016.

Foster Reif
Chair

ATTEST:

Clare Barcelona
Planning Commission Secretary

MODIFIED CONDITIONS OF APPROVAL
FINAL DEVELOPMENT PLAN 12-FDP-01

APPLICABLE TO:

DEVELOPMENT PLAN MODIFICATION 16-DPM-01
Reduced Front Yard Setback and Landscape Area

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:** This Project is a request by Michelle Swanitz, DMHA Architects (“Applicant”), agent for CJ Strand Properties LLC, property owner of 73 Industrial Way, requesting a modification to condition number 28 of a previously approved Final Development Plan (12-FDP-01) in order to allow a reduced front yard setback and landscape area on said property. The Development Plan Modification (16-DPM-01) shall allow for the future installation and maintenance of accessory equipment, consisting of two malt silos (subject to separate permit approvals), within the required setback and landscape area in order to accommodate the existing operations of Figueroa Mountain Brewery. The project site is located on a 1.3 acre (+/-) parcel at 73 Industrial Way, on Assessor’s Parcel Number 099-690-037 (the “Property”). The Project plans that are included in this approval are dated February 22, 2016. 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.

B. PLANNING CONDITIONS

Modification to Planning Condition 28 of approved Final Development Plan 12-FDP-01, with added wording underlined:

1. (approved Condition 28). **Final Development Plan.** Approval of the Final Development Plan (Case No. 12-FDP-01 (the “Permit”) is granted to the Applicant for the Property as identified in the Project Description. Except or unless indicated otherwise herein, all 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. The front yard setback and landscape area at 73 Industrial may be reduced to 4 feet 10 inches, limited to the specific areas required for the future installation of two malt silos, in accordance with the project plans dated February 22, 2016.

New Condition, applicable solely to 16-DPM-01:

2. **Private Sewer Easement.** Prior to construction of any facilities, structures or equipment within the area of a 10” wide private sewer easement which runs along the eastern property line of subject property, applicant shall provide documentation that property owners of adjacent parcels which have rights to the private sewer easement agree to the installation of the proposed malt silos within the easement area.

C. BUILDING & SAFETY CONDITIONS

New conditions, applicable solely to 16-DPM-01:

To install non-operational tanks the following would be required: (review and approval to install non-operational tanks does not guarantee approval of any future uses.)

1. 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 50’ will be required.
2. Structural plans and calculations prepared by a California licensed architect or engineer will be required for the silos, tank anchorage and foundations.
3. Incorporate all discretionary conditions of approval and department condition letters into the plans.
4. Incorporate any conditions of approval by the Flood Plain Administrator into the plans

To install/permit the use of operational tanks the additional following information will be required:

- 5. Identify the existing and permitted uses in the existing buildings immediately adjacent to the proposed area. The existing structures were previously permitted as warehouses; a building permit would be required for any changes in use of these buildings.
- 6. 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, as applicable.
- 7. Provide plans which clearly identify all processing that will occur on site.
- 8. Provide a hazardous materials inventory in accordance with CA Building Code section 307.1 and 414.1.3 for review by Building & Safety and the Fire Department. Should the storage amounts exceed the maximum allowable quantities per the CA Building Code the structures may be classified as an H occupancy and compliance with CA Building Code would apply accordingly.

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: MPB
Planning Commission Agenda Item No.: 3

To: The Honorable Chair and Commission Members
From: Irma Tucker, Contract City Planner
Date: April 7, 2016
Subject: Conceptual Review and Presentation of
Figueroa Mountain Brewery Expansion

BACKGROUND

On behalf of Figueroa Mountain Brewery (FMB), DMHA Architects have submitted conceptual plans for a proposed expansion of FMB existing operations at 73 and 75 Industrial Way. The project vicinity map is depicted in Attachment 1 and conceptual project plans are set forth in Attachment 2.

The project site is location on a 1.3+/- parcel with zoning and land use designations of M (manufacturing and industrial) which generally allow for the proposed use.

The proposed project consists of: building expansion of 1,606 s.f. to accommodate a new brewhouse and malt handling room; new parking and re-striping of existing spaces; new 3,042 s.f. tank farm slab; new 960 s.f. equipment slab; upgraded building entrance and site path of travel, including ADA compliance; new landscaping, site lighting and decorative/security fencing; and an underground storm water infiltration system.

The applicant has not submitted the official application or the processing fees. The applicant wishes to make a presentation to the Planning Commission and obtain initial input before submitting the official application package.

Since the official application has not been submitted and no fees paid, staff has not reviewed the plans for detailed compliance with the General Plan, Zoning Ordinance, Community Design Guidelines, or other applicable requirements. That review would occur when the application is submitted for processing.

It is anticipated that this project will require land use permit application for a Final Development Plan.

RECOMMENDATION

That the Planning Commission receive a presentation by the applicant and provide comments and feedback on the project.

ATTACHMENTS

Attachment 1 – Vicinity Map
Attachment 2 – Conceptual Project Plans

Attachment 1 - Vicinity Map

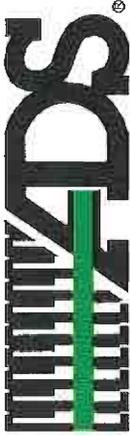
Figueroa Mountain Brewery Expansion



★ Subject Property



0 75 150 300 Feet



ADVANCED DRAINAGE SYSTEMS, INC.



Fig Brewery Industrial Way

STORMWATER CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-4500 OR APPROVED EQUAL.
2. CHAMBERS SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
4. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
5. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
6. CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOADS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
7. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. THE CHAMBER MANUFACTURER SHALL SUBMIT THE FOLLOWING UPON REQUEST TO THE SITE DESIGN ENGINEER FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE:
 - a. A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.85 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY AASHTO FOR THERMOPLASTIC PIPE.
 - b. A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET, THE 50 YEAR CREEP MODULUS DATA SPECIFIED IN ASTM F2418 MUST BE USED AS PART OF THE AASHTO STRUCTURAL EVALUATION TO VERIFY LONG-TERM PERFORMANCE.
 - c. STRUCTURAL CROSS SECTION DETAIL ON WHICH THE STRUCTURAL EVALUATION IS BASED.
8. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-4500 CHAMBER SYSTEM

1. STORMTECH MC-4500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-4500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR EXCAVATOR SITUATED OVER THE CHAMBERS.
 - STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONE SHOTTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 9" (230 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4"-2" (20-50 mm) MEETING THE AASHTO M43 DESIGNATION OF #4 OR #4.
9. STONE SHALL BE BROUGHT UP EVENLY AROUND CHAMBERS SO AS NOT TO DISTORT THE CHAMBER SHAPE. STONE DEPTHS SHOULD NEVER DIFFER BY MORE THAN 12" (300 mm) BETWEEN ADJACENT CHAMBER ROWS.
10. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
11. ADS RECOMMENDS THE USE OF FLEXFORM CATCH IT™ INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH MC-4500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-4500 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER Tired LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

STORMTECH MC-4500 CHAMBERS ARE NOT TO BE USED FOR EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS AND IS NOT AN ACCEPTABLE METHOD FOR STABILIZING CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

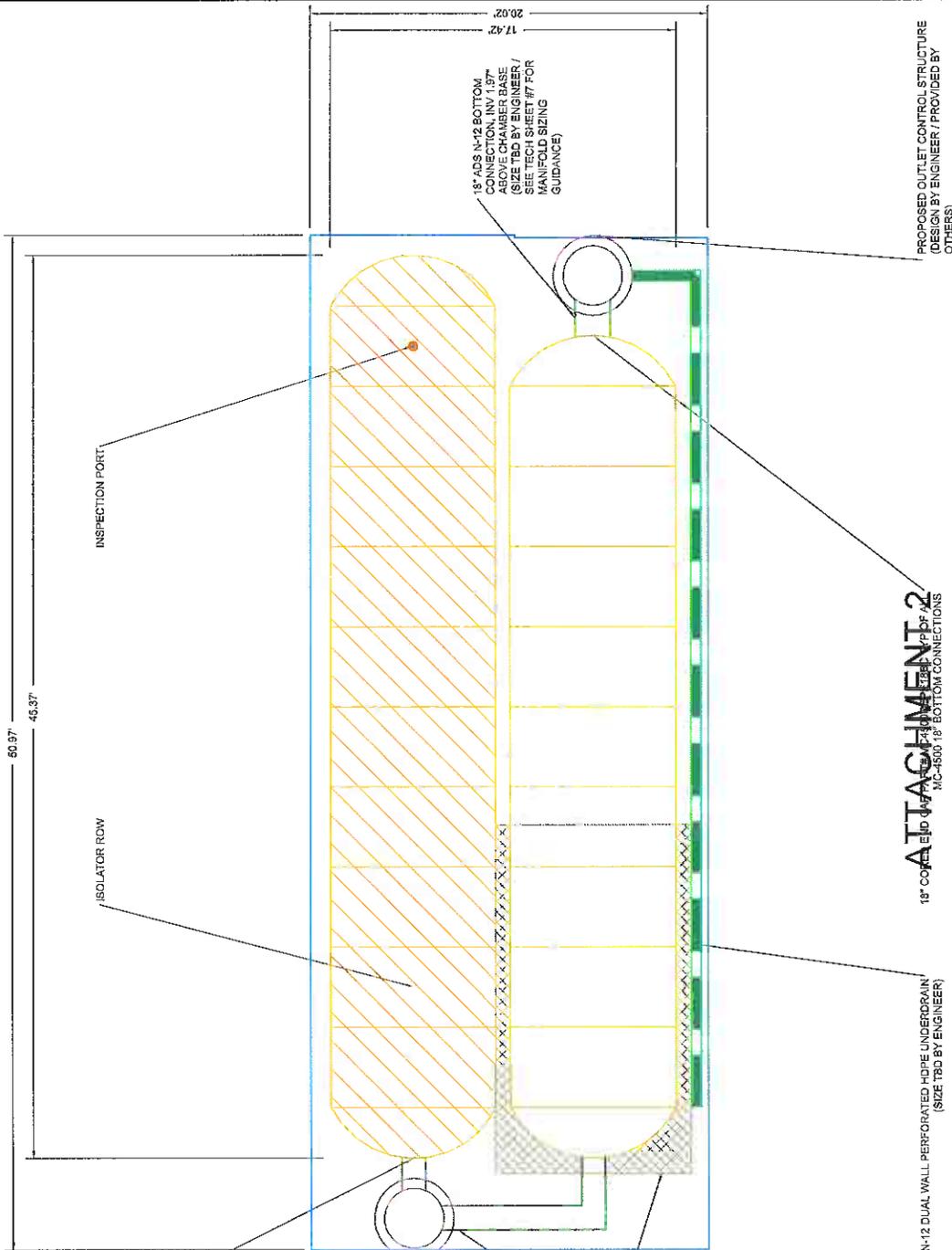
ATTACHMENT 2

CONTACT STORMTECH AT 1-888-892-2684 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

COMPUTER GENERATED CONCEPTUAL LAYOUT - NOT FOR CONSTRUCTION

CONCEPTUAL LAYOUT

(3) STORMTECH MC-4500 CHAMBERS
 (4) STORMTECH MC-4500 END CAPS
 INSTALLED WITH 12" COVER STONE, 9" BASE STONE, 40% STONE VOID
 AREA OF SYSTEM: 1019 FT²
 PERIMETER OF SYSTEM: 242 FT



24" CORED END CAP PART# MC4500E24BC
 TOP OF ALL MC-4500 24" CONNECTIONS AND
 ISOLATOR ROWS

PROPOSED STRUCTURE W/ ELEVATED BYPASS
 MANIFOLD (DESIGN BY ENGINEER / PROVIDED BY
 OTHERS)

12" x 12" ADS N-12 TOP MANIFOLD, INV. 68.89"
 ABOVE CHAMBER BASE (SEE TSD END CAPS /
 SEE TECH SHEET #7 FOR MANIFOLD SIZING
 GUIDANCE)

PLEASE MINIMUM 17.5' OF ADS GEOSTABILITICS
 FROM MANIFOLD TO CHAMBER END BEHIND
 STONE AND UNDERNEATH CHAMBER FEET FOR
 SCOUR PROTECTION AT ALL CHAMBER INLET
 ROWS

6" ADS N-12 DUAL WALL PERFORATED HOPE UNDERDRAIN
 (SIZE TBD BY ENGINEER)

18" CORED END CAP PART# MC4500E18BC
 TOP OF ALL MC-4500 18" BOTTOM CONNECTIONS

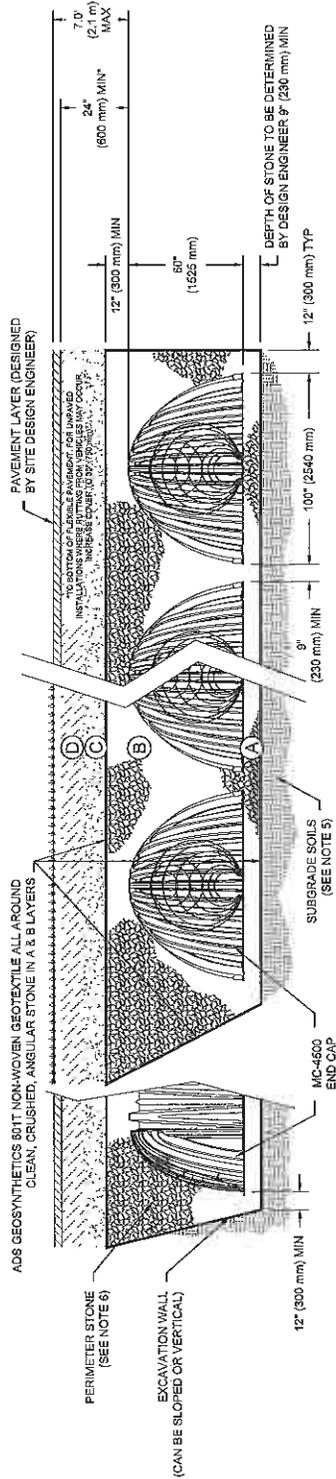
PROPOSED OUTLET CONTROL STRUCTURE
 (DESIGN BY ENGINEER / PROVIDED BY
 OTHERS)

		733000 ROAD, SUITE 9 ROCK HILL, SC 29167 803 293 8888 803 293 8822 WWW.STORMTECH.COM	
PROJECT #: 1001 DATE: 02/19/2016 DRAWN: MB CHECKED: ---		NOT TO SCALE 4660 TRUEMAN BLVD HILLIARD, OH 43026 1-800-733-7473 	
Fig Brewery Industrial Way		SHEET 2 OF 6	

ACCEPTABLE FILL MATERIALS: STORMTECH MC-4500 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M148 ¹ A-1, A-2-4, A-3 OR AASHTO M43 ¹ 3, 3S7, 4, 4E7, 5, 5E, 57, 6, 67, 6E, 7, 7E, 8, 8E, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIALS AND 98% RELATIVE DENSITY FOR AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 ¹ 3, 4	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 ¹ 3, 4	FLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. **

- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



NOTES:

- MC-4500 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- MC-4500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
- THE "SITE DESIGN ENGINEER" REFERS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTECH CHAMBERS FOR THIS PROJECT.
- THE "SITE DESIGN ENGINEER" IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- ONCE LAYER 'C' IS PLACED, ANY SOLID MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASES ARE ATTACHMENT 2 OF THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

DATE: 02/18/2016
DRAWN: MB
CHECKED: ---

PROJECT # (Tool):
Industrial Way
Fig Brewery

REV: _____
DWG: _____
CHK: _____
DESCRIPTION: _____

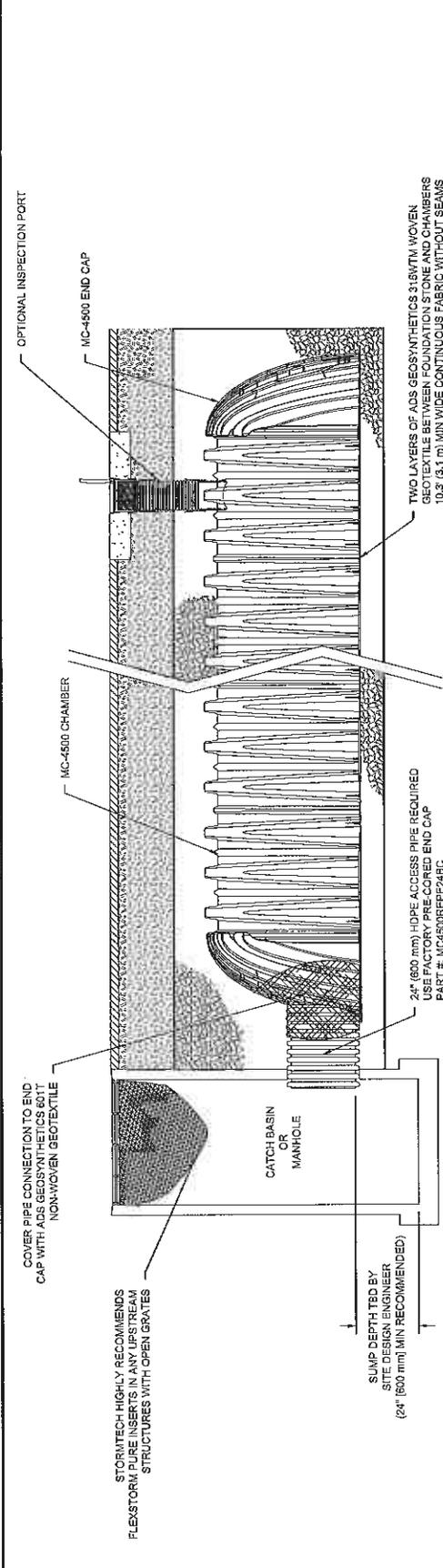
STORMTECH
1-800-733-7473
4840 TRUMAN BLVD
HILLIARD, OH 43026

DATE: 02/16/2018	DRAWN: MB
PROJECT #:	02162018
CHECKED:	...

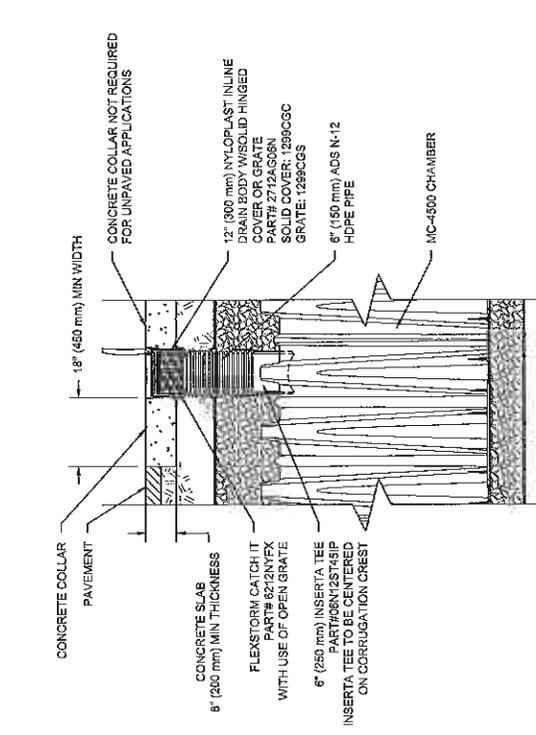
REV	DRW	CHK	DESCRIPTION

STORMTECH
 70 WOOD ROAD, SUITE 3 | ROCK HILL, SC 29730
 803-928-8188 | 803-928-2594 | WWW.STORMTECH.COM

4540 TRUMAN BLVD
 HILLIARD, OH 43026
 1-800-733-7473
IDS
 INSPECTOR DESIGN SERVICES, INC.



MC-4500 ISOLATOR ROW DETAIL
 NTS



MC-4500 6" INSPECTION PORT DETAIL
 NTS

INSPECTION & MAINTENANCE

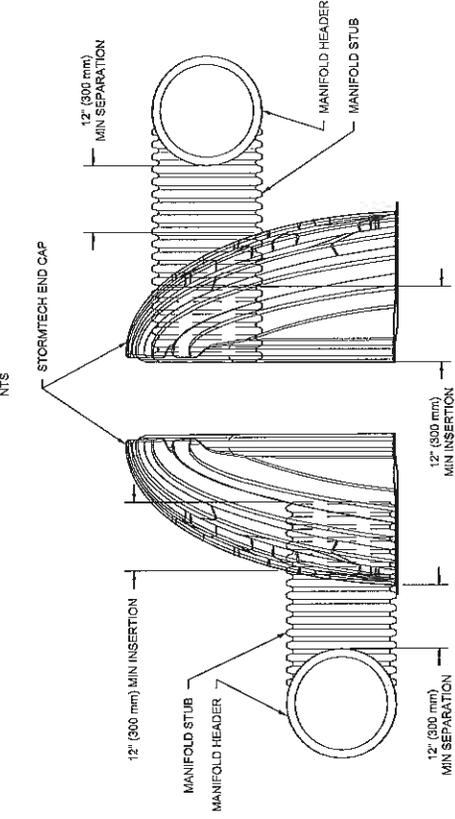
- STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
 - A.1. REMOVE/OPEN LID ON NY-COPLAST INLINE DRAIN
 - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
 - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - A.4. IF SEDIMENT IS AT OR ABOVE, 3" (80 mm) FROM TOP OF SEDIMENT LEVELS, (OPTIONAL)
 - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
 - B. ALL ISOLATOR ROWS
 - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
 - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
 - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
 - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR JETTING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
 - B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
 - C. VACUUM STRUCTURE PUMP AS REQUIRED.
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACUUMING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

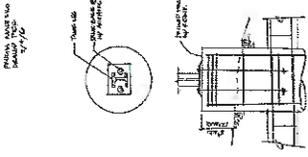
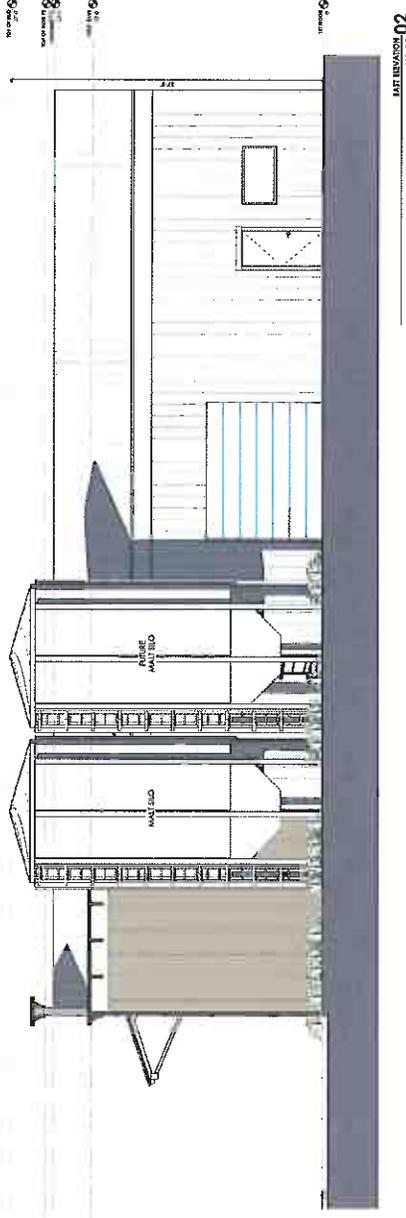
ATTACHMENT 2

MC-SERIES END CAP INSERTION DETAIL

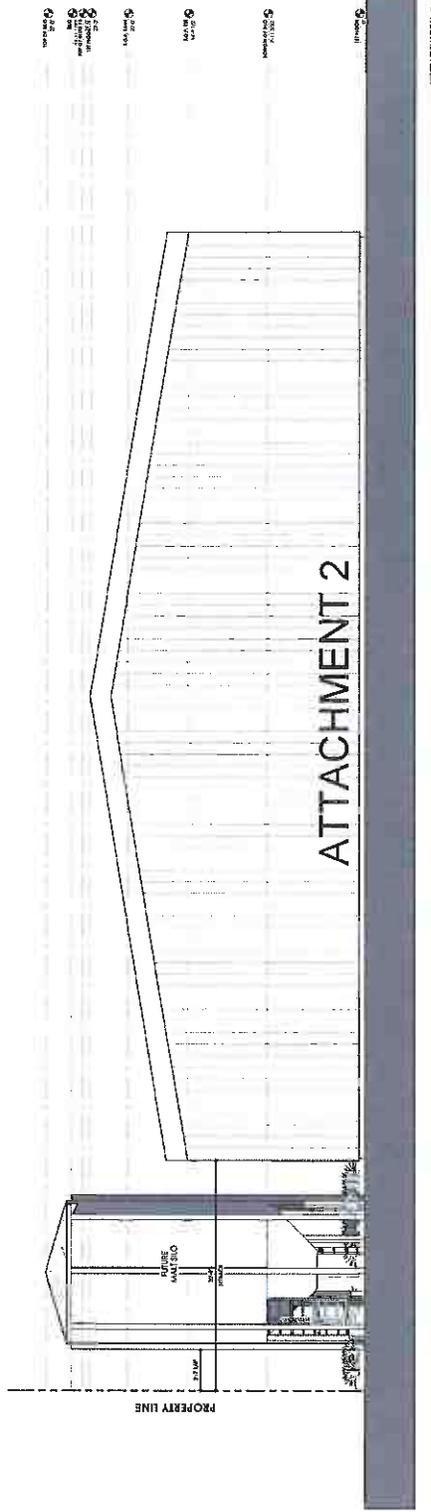


NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

ATTACHMENT 2



PERMANENT WELDED REINFORCED CONCRETE
 MALT BIOLATION 03



PERMANENT WELDED REINFORCED CONCRETE
 ATTACHMENT 2

CITY OF BUELLTON
Planning Commission Agenda Staff Report

Planning Director Review: MPB
Planning Commission Agenda Item No.: 4

To: The Honorable Chair and Commission Members
From: Irma Tucker, Contract City Planner
Date: April 7, 2016
Subject: Conceptual Review and Presentation of
The Commons at Zaca Creek

BACKGROUND

Coast Development Partners have submitted conceptual plans for a destination project which includes a boutique public market, restaurants, tasting rooms, and artisan retail uses, located on the east side of McMurray Road, north of the Damassa Road intersection, as depicted in Attachment 1 – Vicinity Map. The conceptual project plans are set forth in Attachment 2.

The development includes over 54,000 square feet of commercial space, on a 4.25+/- acre project site with zoning and land use designations of CS (Service Commercial) on the northern portion and CR (General Commercial) on the southern portion, which generally allow for the proposed use. Zaca Creek runs through the western portion of the site, which requires a 50-foot creek corridor setback area for building structures. A portion of the site is in the 100-year flood zone; grading may be required to bring the building pad into compliance with the City's Floodplain ordinance.

The applicant has not submitted the official application or the processing fees. The applicant wishes to make a presentation to the Planning Commission and obtain initial input before submitting the official application package.

Since the official application has not been submitted and no fees paid, staff has not reviewed the plans for detailed compliance with the General Plan, Zoning Ordinance, Community Design Guidelines, or other applicable requirements. That review would occur when the application is submitted for processing.

It is anticipated that this project will require land use permit application for a Final Development Plan and Conditional Use Permit.

RECOMMENDATION

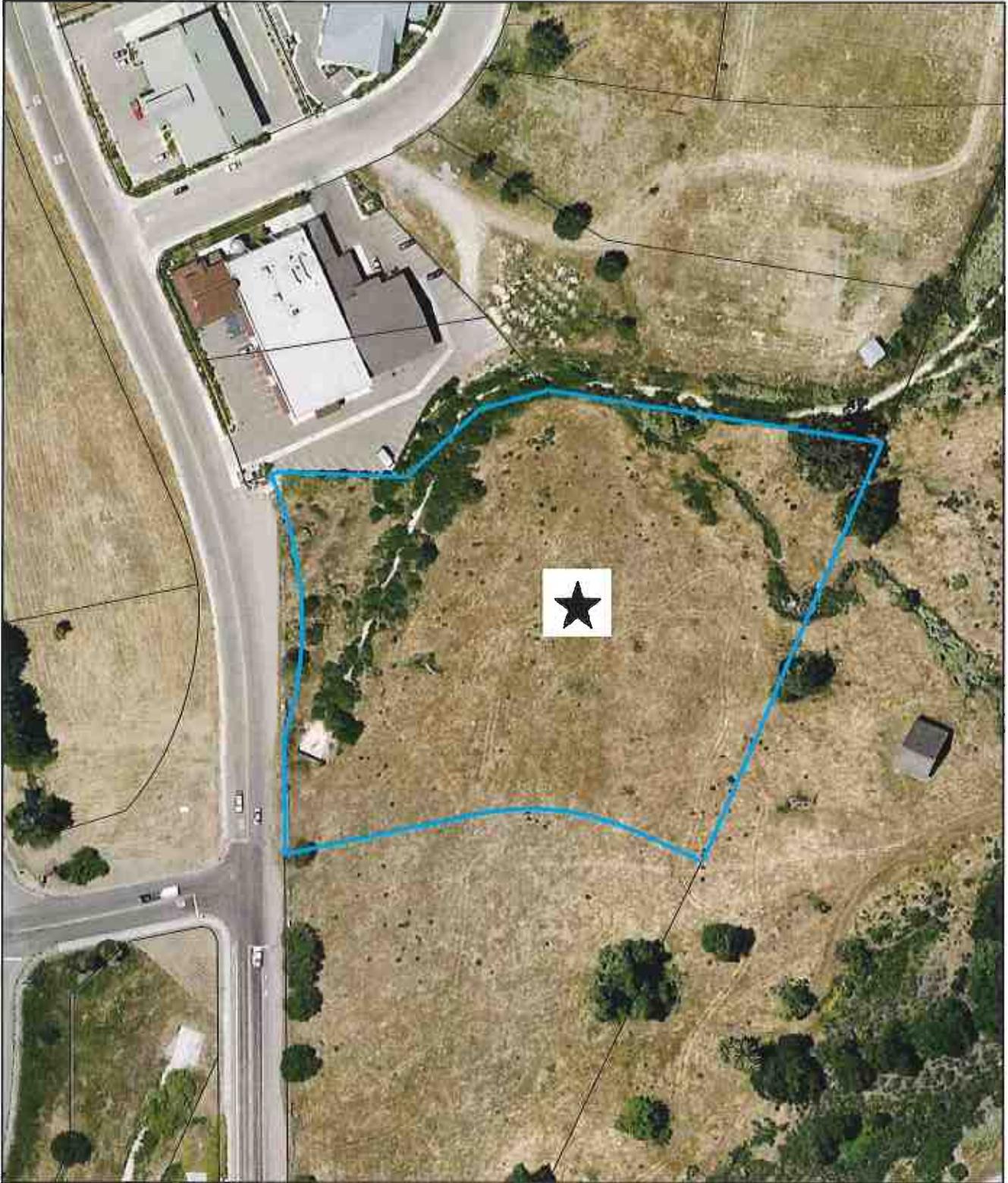
That the Planning Commission receive a presentation by the applicant and provide comments and feedback on the project.

ATTACHMENTS

Attachment 1 – Vicinity Map
Attachment 2 – Conceptual Project Plans

Attachment 1 - Vicinity Map

The Commons at Zaca Creek



★ Subject Property



0 75 150 300 Feet



DESIGN VISION

DAN WEBER ARCHITECTURE

ATTACHMENT 2

the **COMMONS**
at Zaca Creek

Table of Contents

Development Description	3
Key Design Elements & Development Attributes	4
Aerial Site View / Site Pictorial	5
Inspiration/Character Design Images	7
Rendered Architectural Drawings	13
Detailed Site Plans	20
Axonometric Views	24
Preliminary Development Statistics	26

Developer Team:

Coast Development Partners is the development team that is responsible for conceptualization, development and operations of the COMMONS at Zaca Creek. The development team has extensive experience in the evaluation, acquisition and development of residential and commercial real estate assets over the last two decades, and most recently has collectively been involved in the development of nearly \$100 million of real estate assets since 2014.

Design Team:

Dan Weber Architecture is the design firm responsible for the site design, architecture style and the general aesthetic of the COMMONS at Zaca Creek. As stewards of innovative and sustainable design, Dan Weber Architecture specializes in creating unique and immersive commercial environments that enhance how people experience and interact with those environments through outstanding design.

Project General Contractor:

Dan Blough Construction is the general contractor of the COMMONS at Zaca Creek. The firm has more than 30 years of professional experience having developed or constructed many high-profile residential, commercial and industrial projects along California's Central Coast. Firm principal, Dan Blough, also serves on the County of Santa Barbara's Planning Commission, a position he was appointed to in 2006 and which he continues to hold today as the Commission's chairperson.

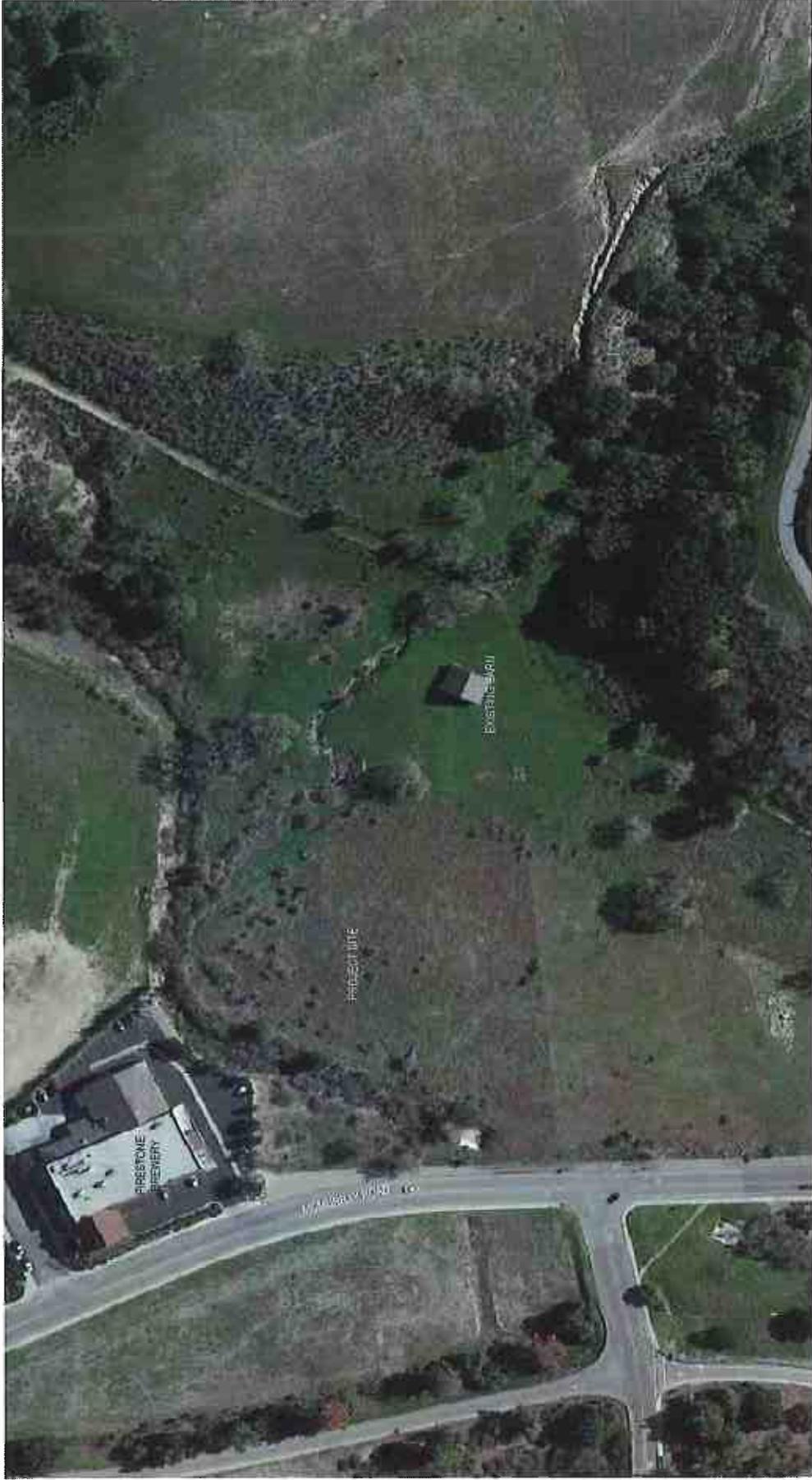
TABLE OF CONTENTS

the
COMMONS
at Zaca Creek
Fine Provisions for Country Living....

**Community, Culture, Connection,
the COMMONS at Zaca Creek....**

The COMMONS at Zaca Creek is an immersive food, wine and artisan retail destination that will be developed in the heart of Santa Barbara County's world famous wine country. The development will include more than 50,000 square feet of thoughtfully designed commercial space, encompassing nearly 5 acres of formerly undeveloped rural grazing lands. Centrally located in the Santa Ynez Valley, the COMMONS will boast magnificent and unfiltered views of the region's picturesque countryside with its rolling hills, majestic oaks and a beautiful turn-of-the-century giant barn that will be one of the visual focal points of the development.

The COMMONS will be designed with both the local population and the visitor community in mind. Organized around three distinct social districts, the development will include a large-scale public market, vibrant and high-energy main street, and a more relaxed and open-spaced central park. The COMMONS is expected to be home to more than thirty-five select merchants, which will include eighteen tasting rooms offering craft wines, beers, and spirits; seventeen public market vendors offering locally sourced food products and artisan retail; and four innovative and unique dining concepts. The diversity of the development's curated merchants, combined with the craftsmanship and quality of their offerings is expected to create both a dynamic daytime and nighttime social gathering place for valley locals and tourists alike.



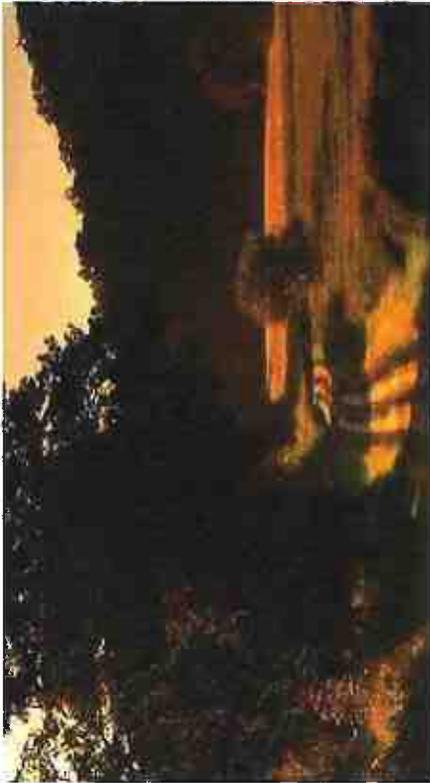
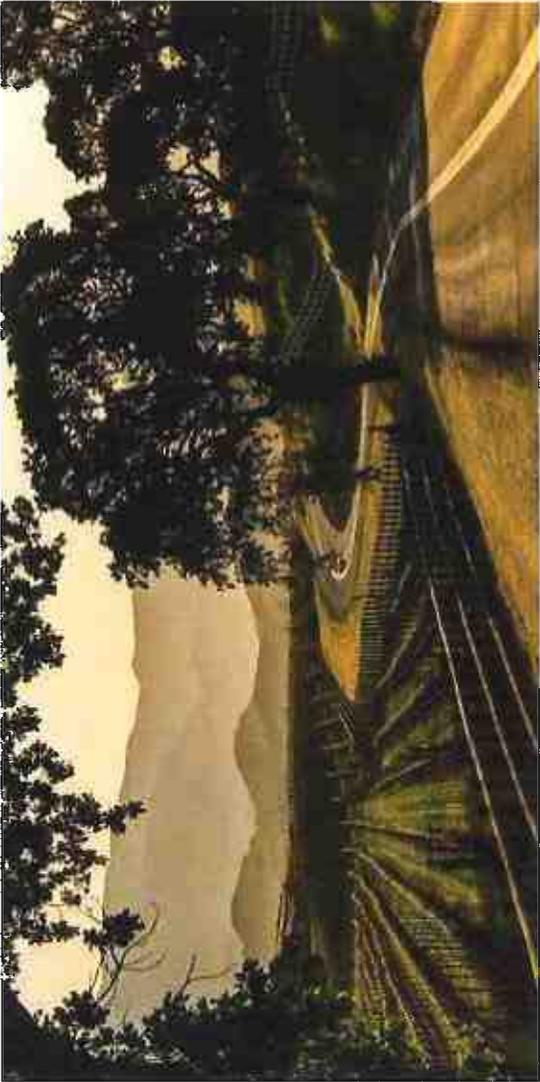
AERIAL SITE VIEW

ATTACHMENT 2



SITE PICTORIAL

ATTACHMENT 2



LANDSCAPE INSPIRATION

ATTACHMENT 2



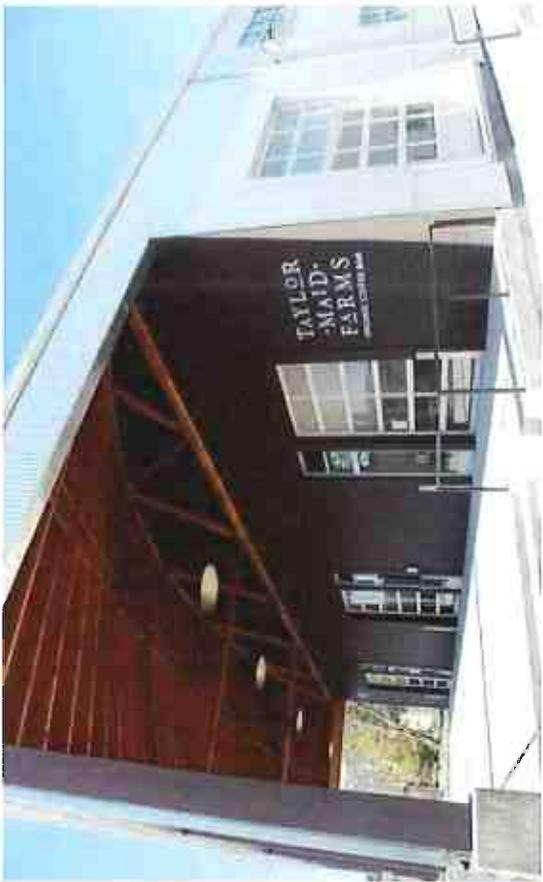
LANDSCAPE CHARACTER REFERENCE

ATTACHMENT 2



LANDSCAPE CHARACTER REFERENCE

ATTACHMENT 2



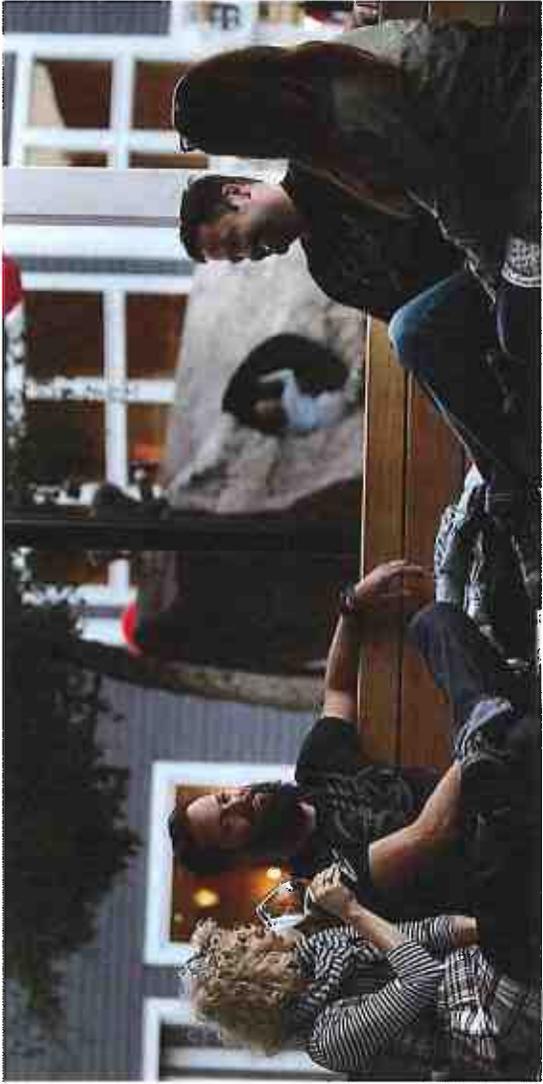
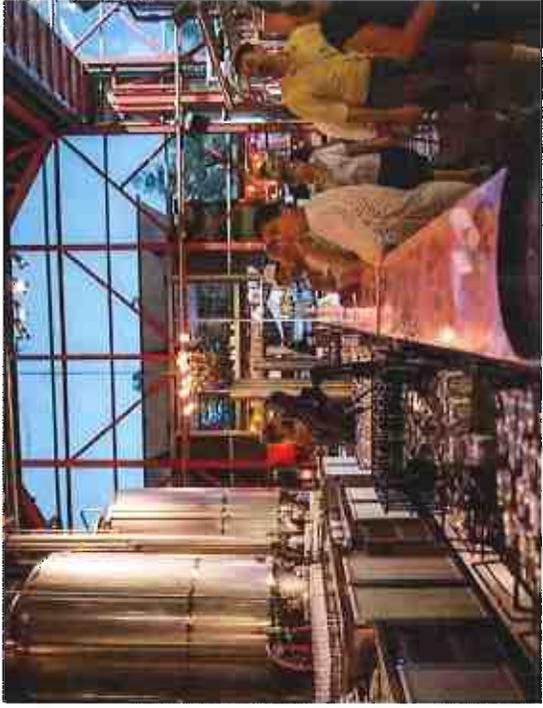
ARCHITECTURAL CHARACTER REFERENCE

ATTACHMENT 2



PUBLIC MARKETPLACE INSPIRATION

ATTACHMENT 2



TASTING ROOM INSPIRATION

ATTACHMENT 2



EXPERIENTIAL RENDERING - FRONT

ATTACHMENT 2



EXPERIENTIAL RENDERING - SITE PLAN

ATTACHMENT 2



EXPERIENTIAL RENDERING - A

ATTACHMENT 2



EXPERIENTIAL RENDERING - B

ATTACHMENT 2



EXPERIENTIAL RENDERING - C

ATTACHMENT 2



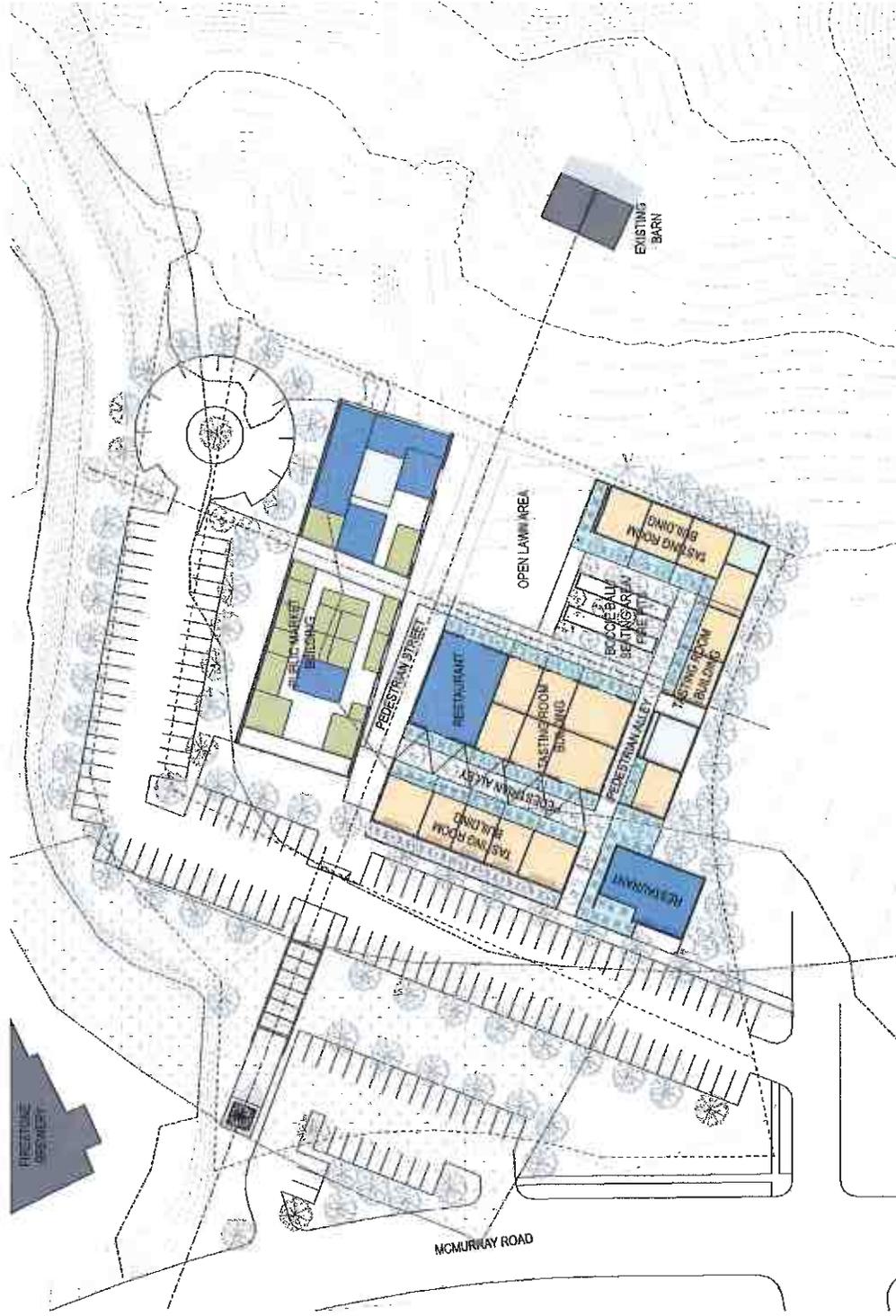
EXPERIENTIAL RENDERING - D

ATTACHMENT 2



EXPERIENTIAL RENDERING - E

ATTACHMENT 2



DETAILED SITE PLAN

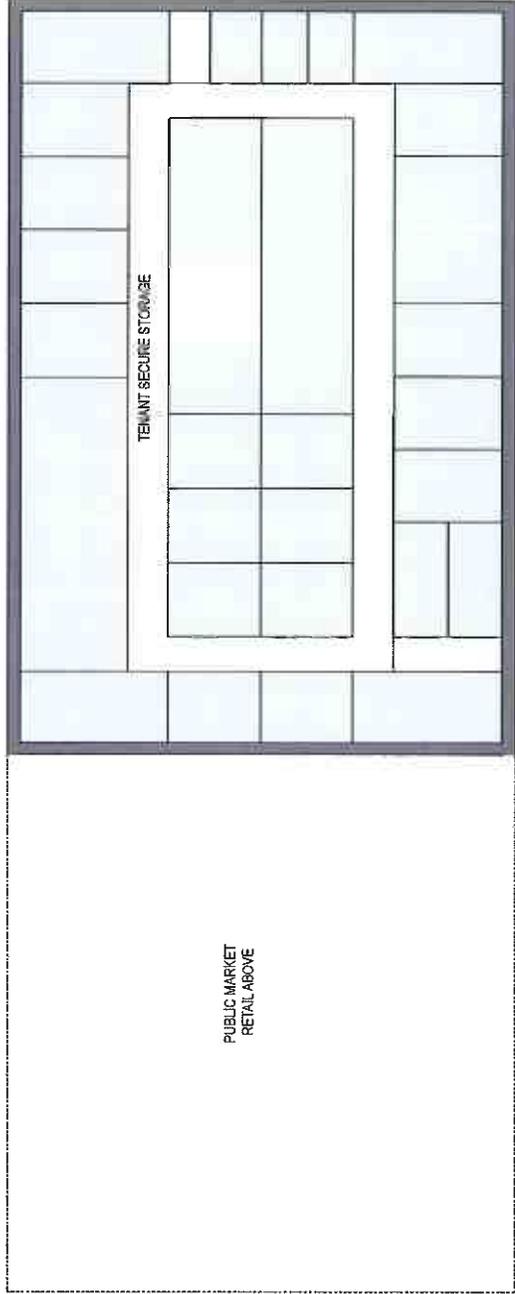


DETAILED SITE PLAN - MARKETPLACE



DETAILED SITE PLAN - TASTING ROOMS/ RESTAURANTS

ATTACHMENT 2





AXONOMETRIC VIEW

ATTACHMENT 2



AXONOMETRIC VIEW

Type/Description	Unit #	Floor (sf)	Loft (sf)	Patio (sf)	Basement (sf)	Total (sf)
Public Market - Retail	1	500	0	0	200	700
Public Market - Retail	2	500	0	0	200	700
Public Market - Retail	3	400	0	0	200	600
Public Market - Retail	4	375	0	0	200	575
Public Market - Retail	5	375	0	0	200	575
Public Market - Retail	6	375	0	0	200	575
Public Market - Retail	7	375	0	0	200	575
Public Market - Retail	8	225	0	0	200	425
Public Market - Retail	9	225	0	0	200	425
Public Market - Retail	10	225	0	0	200	425
Public Market - Retail	11	225	0	0	200	425
Public Market - Retail	12	225	0	0	200	425
Public Market - Retail	13	225	0	0	200	425
Public Market - Retail	14	225	0	0	200	425
Public Market - Retail	15	225	0	0	200	425
Public Market - Retail	16	300	0	0	200	500
Public Market - Retail	17	225	0	0	200	425
Public Market - Restaurant	1	600	0	0	200	800
Public Market - Restaurant	2	600	0	0	200	800
Sub-Total	19	6,425	0	0	3,800	10,225
Public Market - Flex-Retail/Exhibition		2,000	0	0	0	2,000
Public Market - Commissary Kitchen		750	0	0	0	750
Public Market - Restrooms		750	0	0	0	750
Public Market - Circulation/Seating		4,075	0	0	2,100	6,175
Sub-Total		7,575	0	0	2,100	9,675
Restaurant - Full-service	1	2,750	0	800	200	3,750
Restaurant - Full-service	2	2,500	0	1,000	200	3,700
Sub-Total	2	5,250	0	1,800	400	7,450

Type/Description	Unit #	Floor (sf)	Loft (sf)	Patio (sf)	Basement (sf)	Total (sf)
Tasting Room	1	900	0	650	200	1,750
Tasting Room	2	900	350	650	200	2,100
Tasting Room	3	900	300	300	200	1,700
Tasting Room	4	900	300	300	200	1,700
Tasting Room	5	900	300	300	200	1,700
Tasting Room	6	900	0	300	200	1,400
Tasting Room	7	700	0	200	200	1,100
Tasting Room	8	700	200	200	200	1,300
Tasting Room	9	700	200	200	200	1,300
Tasting Room	10	700	200	200	200	1,300
Tasting Room	11	700	200	200	200	1,300
Tasting Room	12	700	200	200	200	1,300
Tasting Room	13	700	200	200	200	1,300
Tasting Room	14	700	200	200	200	1,300
Tasting Room	15	700	0	200	200	1,100
Tasting Room	16	700	0	200	200	1,100
Tasting Room	17	700	0	200	200	1,100
Tasting Room	18	700	0	200	200	1,100
Sub-Total	18	13,800	2,650	4,900	3,600	24,950
Tasting Room Restrooms		1,000	0	0	0	1,000
Mechanical/Other		300	0	0	100	400
Residential		800	0	0	0	800
Sub-Total		2,100	0	0	100	2,200

Grand Total	39	35,150	2,650	6,700	10,000	54,500
--------------------	-----------	---------------	--------------	--------------	---------------	---------------

SUMMARY DEVELOPMENT STATISTICS

ATTACHMENT 2