



CITY OF BUELLTON

PLANNING COMMISSION AGENDA

**Regular Meeting of October 16, 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 Mercado

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 October 2, 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. 14-10 – “A Resolution of the Planning Commission of the City of Buellton, California, Approving the Mitigated Negative Declaration (14-MND-01) and Mitigation Monitoring and Reporting Program for the Hampton Inn & Suites Project, a 99-Room Hotel on 3.53 Acres Located at 600 McMurray Road, Assessor’s Parcel Number 137-170-067, and Making Findings in Support Thereof”;
 ❖ *(Staff Contact: Contract Planner Irma Tucker)*

and

Resolution No. 14-11 – “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Final Development Plan (14-FDP-01) for the Hampton Inn & Suites Project, a 99-Room Hotel on 3.53 Acres Located at 600 McMurray Road, Assessor’s Parcel Number 137-170-067, and Making Findings in Support Thereof”
 ❖ *(Staff Contact: Contract Planner Irma Tucker)*

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 November 6, 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 October 2, 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

Commissioner Fussel 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
Assistant Planner Angela Perez
Contract Planner Irma Tucker
Public Works Director Rose Hess
Staff Assistant/Planning Technician Clare Barcelona

REORDERING OF AGENDA

The Agenda was reordered to allow the Planning Director Report to follow Public Comments.

PRESENTATIONS

None

APPROVAL OF MINUTES

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

MOTION:

Commissioner Reif moved and Commissioner Fussel seconded the motion to approve the Minutes of August 21, 2014.

VOTE:

Motion passed by a 5-0 voice vote.

PUBLIC COMMENTS

Peggy Brierton, 225 Teri Sue Lane, Buellton, mentioned that a City Council Candidate Debate will be held on Tuesday, October 6, 2014 at the Marriott Hotel from 6:30 – 9:00 p.m.

PLANNING DIRECTOR REPORT

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

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”**

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”.

DOCUMENTS:

Planning Department Staff Report with attachments (Vicinity Map, Project Plans, 3D Color Renderings, Memo from Ravatt Albrecht & Associates, dated July 21, 2014, Photos of Story Poles, Monument Sign Plan, Letter from Marborg, dated June 11, 2014) Planning Commission Resolution No. 14-08

STAFF REPORT:

Assistant Planner Angela Perez presented the Staff Report with a PowerPoint presentation.

SPEAKERS/DISCUSSION:

Commissioner Mercado and Vice Chair Figueroa recused themselves from the Dais due to the proximity of their residences to the proposed projects; Item #2 and Item #3 on the meeting agenda.

Staff addressed questions from the Commission regarding the architectural review, landscape flow throughout the residential projects, proposed signage and height limits.

Nicole Norori, Project Manager, Cabrillo Economic Development Corporation, addressed the Commission, gave a history of the development corporation. She outlined the proposed project noting the suggested revisions to the conceptual review including three buildings instead of one, and interconnectivity throughout the site with walking paths.

Scott Carde, Architect, addressed the changes made to the site plan and elevations including courtyard fencing, parking, walking paths and open space. He pointed out added architectural elements such as additional gable roofs, wrap around porches, exposed wood elements, location of condensers on the roof and roof color. He feels that the dry stack stone accents on the Senior Center that was suggested by the architectural review are not necessary.

Nicole Norori, Project Engineer, described Cabrillo Economic Development Corporations property management policies. The rental homes will provide affordable apartments to seniors. Ms. Norori requested that condition #40 be deleted from the conditions as no bus turnout is proposed.

Rose Hess, Public Works Director stated that further discussion would be required with Santa Ynez Valley Transit regarding the elimination of condition #40.

Chair Adams opened the Public Hearing at 7:10 p.m.

Peggy Brierton, 225 Teri Sue Lane, Buellton, had a question regarding the location of the suggested stacked stone wall on the Senior Center. She went on to state that she likes the layout of the buildings and courtyards. She had concerns regarding the light roof color and recommends 9 foot ceilings.

Dean Palius, 320 Dogwood Drive, Buellton, expressed support for the project stating that there is an increasing number of seniors in the Santa Ynez Valley that are in need of affordable housing.

Pam Gnekow, Executive Director of the Buellton Senior Center, 1400 W. Hwy 246, Buellton, expressed support for the project.

Larry Rankin, 433 Freear Drive, Buellton, stated he had sent an email to the Commission requesting a visit to his home which abuts the project, he received no response. He voiced concerns regarding privacy, the undergrounding of utilities and suggested a larger setback on the east near the Thumbelina Tract.

Nancy Emerson, Save Our Stars Committee, brought up lighting issues and suggested that the Developer consider night sky friendly lighting and also lighting that addresses the needs of seniors. She provided handouts referencing suggested types of lighting.

Chair Adams closed the Public Hearing at 7:35 p.m.

Nicole Norori, Project Manager, clarified the 43 foot setback on the eastern side of the project.

Scott Carde, Architect, addressed Ms. Emerson's concerns regarding night sky friendly lighting and stated that he will work with staff to refine her concerns.

Commissioner Reif suggested changes to break up the roof line so it doesn't appear flat. He went on to state that he supports the project and encourages fluidity with the landscaping between the two residential projects.

Commissioner Fussel apologized to Mr. Rankin for not answering his email and went on to state that the proposed revisions add character to the project and that he does not agree with the need for stacked stone on the Senior Center. He suggested denser landscaping for privacy and requested a conceptual view of the project from the hotel site to determine the location of the condensers. Mr. Fussel asked the developer to consider Ms. Emerson's suggestions regarding the lighting and suggested pervious concrete or concrete pavers in lieu of the pervious asphalt due to leakage from older vehicles.

Chair Adams questioned the feasibility of larger setbacks to the east and moving the community garden. He agrees with Mr. Rankin's concerns regarding privacy and apologized for not replying to his email request. He stated he is in favor of the stacked stone element on the Senior Center.

Commissioners Reif and Fussel stated that they are not in favor of the stacked stone element.

Scott Carde and Nicole Norori stated that they will look into the feasibility of larger setbacks but would prefer to mitigate the privacy issue with landscaping and that the community garden needs to be close to the Senior Center for accessibility.

City Manager Bierdzinski, clarified the changes/additions to the resolution as follows:

- Condition #40 - Add wording to state that the Public Works Director and Santa Ynez Valley Transit staff will review the plans and determine if a bus turn out is necessary
- Condition #80 - Add wording to defer construction of the masonry wall as long as possible in order to accommodate the undergrounding conduit
- Condition #86 - 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 in the lease agreements and not CC&Rs
- Condition #88 - Correct the condition to read: "The Village Townhomes project (155 units) and the Village Senior Apartments project (50 units) provide a total of

205 units. Therefore, 41 affordable units are required per the Village Specific Plan”

The Commission asked for the following additional features to be approved by the Planning Director through the zoning clearance process:

- Architectural features shall be added to break up the flat roofs
- Any fencing along the property line shall not block pedestrian access. Openings or gates in the fence are required to allow access to adjacent pedestrian pathways
- The Applicant shall coordinate the design of the landscape along the north property line so that it complements the landscaping on the adjoining property
- The landscaping along the east property line shall be designed to be dense and fast growing. It shall ensure privacy to the single family homes to the east
- The Applicant shall provide visual simulations showing the roofs of the senior apartment buildings from the top story of the hotel and showing the east property line from the second story of the senior apartment building on the east

MOTION:

Commissioner Reif moved and Commissioner Fussel seconded the motion to adopt Resolution No. 14-08 by title only and waive further reading with the changes to the conditions as listed above.

VOTE:

Motion passed with a 3-0 roll call vote.

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”**

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”

DOCUMENTS:

Planning Department Staff Report with attachments (Vicinity Map, Project Plans, Memo from PleinAire Design Group, dated July 17, 2014, Memo from Ravatt Albrecht & Associates, dated August 19, 2014, Photos of Story Poles)

Planning Commission Resolution No. 14-09

STAFF REPORT:

Assistant Planner Angela Perez presented the Staff Report, stating a correction to the resolution listing 155 units instead of 156 and stated that the following modifications need to be made:

- 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

SPEAKERS/DISCUSSION:

Commissioner Mercado and Vice Chair Figueroa remain recused due to the proximity of their residences to the proposed project.

Commissioner Reif and Commissioner Fussel stated that they had Ex-parte communications with the developer.

Gavin Moores, Capital Pacific Development Group, addressed the Commission and stated that he has met with neighbors and is aware of the impacts that the project will have on the neighbors. He introduced his team: Chris Texter, KTG Y Group Inc., Robert Adams, Earthknower Landscapes and Russ Garrison, Bethel Engineering. He described the proposed plans highlighting the design elements and stated the importance of creating a diversified housing design that will appeal to diversified buyers.

Chris Texter, Architect, described the design elements incorporated as a result of the architectural review.

Chair Adams opened the Public Hearing at 8:55 p.m.

Peggy Brierton, 225 Teri Sue Lane, Buellton, questioned the use of a gray water system, stated she'd like to see less 3 story buildings and supports the patios close to the street.

Larry Rankin, 433 Freear Drive, Buellton, spoke in support of the project.

Nancy Emerson, Save Our Stars Committee, commended the developer for the selection of dark sky compliant lighting fixtures but had concerns regarding the security lighting and the fountain light and recommended that the parking lot lighting be recessed. She went on to suggest that native plants and trees be considered in the landscape plan.

Jamie Jo Sim, 268 Daytona Drive, Goleta, spoke in support of the project.

Sharon Currie, 517 Farmland Drive, Buellton, spoke in support of the project.

Gayle Mercado, 451 Freear Drive, Buellton, stated she appreciates the developer working with the neighbors and is in support of the project.

Dawn Wafer, 243 Glennora Way, Buellton, stated she is not in support of the project due to increased density, noise pollution, traffic and trash. She disagrees with the combining of the open space components.

Katherine Shaw, 493 Freear Drive, Buellton, stated she is not in support of the project due to concerns regarding the proposed density and increased traffic. She would rather see single family homes on the site.

Chair Adams closed the Public Hearing at 9:21 p.m.

Gavin Moores, Capital Pacific Development Group, clarified that there will be specific areas for trash receptacles, that the project will require owner occupancy and that he will continue to work with the neighbors regarding their concerns.

Commissioner Fussel stated that he shares Katherine Shaw's concerns regarding density but considers what the area is conditioned for. He complimented Mr. Moores for working with the neighbors, recommended pavers at the northeast corner and stated that he is in support of the project.

Commissioner Reif expressed support for the project complimenting Mr. Moores for meeting with the neighbors and the attention paid to their comments stating that Mr. Moores has met and exceeded every requirement given by the Planning Commission.

Chair Adams thanked Mr. Moores for his community outreach and expressed concerns regarding increased traffic on McMurray Road. He stated that he is not in support of the 3 story components but considers the positive features and is in support of the project.

City Manager Bierdzinski clarified that the project will not create unacceptable traffic levels on McMurray Road per the traffic studies that have been prepared.

City Manager Bierdzinski clarified the corrections and additions to the resolution as follows:

- Condition #96 - Add wording to defer construction of the masonry wall as long as possible in order to accommodate the undergrounding conduit
- Condition #105 - The number of units in the project description on the Tentative Tract Map and the Development Plans shall be revised to 155 units
- Add a condition stating that the developer include a disclosure in sales contracts that the exterior noise levels may exceed 60 dBA CNEL for the townhomes within 99 feet of the centerline of McMurray Road
- Add a condition stating that the Applicant shall coordinate the design of the landscape along the south property line so that it complements the landscaping on the adjoining property
- Add a condition stating that the landscaping along the east property line shall be designed to be dense and fast growing. It shall ensure privacy to the single family homes to the east

MOTION:

Commissioner Reif moved and Chair Adams seconded the motion to adopt Resolution No. 14-09 by title only and waive further reading with the condition and additions stated in the discussion.

VOTE:

Motion passed with a 3-0 roll call vote.

CONTINUED PUBLIC HEARINGS

None

OTHER BUSINESS

None

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

None

ADJOURNMENT

Chair Adams adjourned the meeting at 9:48 p.m. to the next regular scheduled meeting of the Planning Commission to be held October 16, 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: _____
Planning Commission Agenda Item No: _____2

To: The Honorable Chair and Commission Members

From: Irma Tucker, Contract City Planner
Marc P. Bierdzinski, City Manager

Date: October 16, 2014

Subject: **Hampton Inn & Suites Project:**

Resolution No. 14-10 – “A Resolution of the Planning Commission of the City of Buellton, California, Approving the Mitigated Negative Declaration (14-MND-01) and Mitigation Monitoring and Reporting Program for the Hampton Inn & Suites Project, a 99-Room Hotel on 3.53 Acres Located at 600 McMurray Road, Assessor’s Parcel Number 137-170-067, and Making Findings in Support Thereof”; and

Resolution No. 14-11 – “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Final Development Plan (14-FDP-01) for the Hampton Inn & Suites Project, a 99-Room Hotel on 3.53 Acres Located at 600 McMurray Road, Assessor’s Parcel Number 137-170-067, and Making Findings in Support Thereof”

BACKGROUND

Owner: Montecito Bank and Trust

Applicant/Agent: James Flagg

Zoning: CR (General Commercial) with Affordable Housing Overlay (AHOZ)

APN: 137-170-067

The proposed project consists of a **Final Development Plan (14-FDP-01)** and related **Mitigated Negative Declaration (14-MND-01)** for development of a 99-room hotel under the Hampton Inn & Suites brand on 3.53 acres of vacant land located on McMurray Road, east of the intersection of Damassa Road. (Vicinity Map – Attachment 1)

On June 5, 2010, the Planning Commission conducted a preliminary review of the plans for this project and provided direction to Staff and the Applicant regarding the project plans. Planning Commission and Staff comments have been addressed by the Applicant as

described below, and a revised set of plans and related information that address the comments have been submitted by the Applicant.

DISCUSSION

Project Features

The proposed hotel will cater to both leisure and business travelers, as well as groups focusing on weddings. It will employ an estimated 20 full-time-equivalent employees. Amenities include a swimming pool, an extended porch off of the breakfast area, three social gathering areas, outdoor fire pits, and a bocce ball court all of which are tied together with a meandering sidewalk.

The proposed building footprint is an estimated 24,197 square feet, roughly 15% of the parcel area; the development area, including parking, is 1.4 acres, approximately 40% of the site. The total building square footage to be constructed is 61,692 square feet.

The proposed buildings consist of one new three story main building, porte-cochere entry, covered patio, and pool building, with a majority of the main building height at 35 feet. Some architectural features reach approximately 41 feet 3 inches in height and serve to add architectural character consistent with the “Contemporary Ranch” style recommended for the area per the City’s Community Design Guidelines.

The following project plans are attached to the staff report:

- Architectural Plans (Attachment 2)
- Landscape Plan (Attachment 3)
- Civil Plans (Attachment 4)
- Master Sign Plan (Attachment 5)
- Color Rendering (Attachment 6)

A color and material board will be provided at the Planning Commission meeting.

The story poles were installed 30 days before the public hearing. Photos of the story poles are included as Attachment 7.

Consistency with City Standards

The proposed project conforms to the City’s CR (General Commercial) zone standards as summarized in the following table (reference Buellton Municipal Code sections 19.02.220, 19.04.120, and 19.04.142). The project is also in conformance with applicable policies of the Buellton General Plan.

Table 1. Project Consistency With CR Zoning District Standards

Development Feature	City Requirement	Proposed Project	Project Consistency
Proposed Use(s)	General Commercial	Hotel	Consistent
Minimum Lot Area	No minimum	3.53 acres	Consistent

Table 1. Project Consistency With CR Zoning District Standards

Development Feature	City Requirement	Proposed Project	Project Consistency
Front Setback	None	118 feet	Consistent
Side Setback	None required, 3 feet minimum if setbacks proposed	123 feet	Consistent
Rear Setback	10% of lot depth, to 10 feet maximum	110 feet	Consistent
Landscaping	5% ; setback areas fronting on streets	39.2%	Consistent
Site Coverage	No maximum	15.72%	Consistent
Height Limits	35 feet	Predominant = 35 feet Architectural Features = <41 feet 3 inches	Consistent Allowed with Development Plan Modification
Parking	1 space per guest room (99 spaces) 1 space per 5 employees (4 spaces) = 103 total (Including 5 ADA accessible), plus 1 loading	104 spaces total (including 5 ADA accessible), plus 1 loading	Consistent

The CR Zone limits building height to 35 feet. The proposed project plans reflect a predominant building height of 35 feet with some architectural features extending to a maximum of 41 feet 3 inches. The proposed maximum building height of 41 feet 3 inches requires a development plan modification in accordance with Municipal Code Section 19.08.120(G) which allows the Planning Commission to modify the building height limit when it finds that such modifications are justified. Staff is in support of this modification.

The subject property is located in the Affordable Housing Overlay Zone (AHOZ), the provisions of which would only apply if residential development was planned for the site. The proposed hotel use, allowed by right in the underlying CR Zone, is not subject to the AHOZ requirements.

Design

The proposed architecture meets the Contemporary Ranch style as described in the Community Design Guidelines. The exterior wall colors are a range of rustic earth tones (tan, brown, olive green) with dark brown metal roof and awnings, and dark bronze anodized aluminum window trim. The following elements of the Contemporary Ranch style are reflected in the project design: standing seam metal roof and awnings, covered entry porch (porte-cochere) with roof supported by square wooden posts, multiple exterior wall finishes (stucco, hardie-board siding, split-face masonry veneer), building form articulation (horizontal planes broken up by addition of vertical towers and variations in massing). All outdoor lighting fixtures would be night sky compliant; standard project

conditions of approval would insure that exterior lighting fixtures comply with the Community Design Guidelines and shall protect dark skies.

The project application was submitted, and an incomplete letter issued by the City, prior to the time that the City’s Architectural Design Review process was implemented. While the project was not part of the formal design review process, the City’s contract architect performed a general review of the plans, and the Applicant implemented several design refinements resulting from this review process, including: using darker, multiple colors on the exterior wall finishes; raising the height of the masonry base; and providing additional building articulation points along the wall plane.

The landscaping design meets the Community Design Guidelines and significantly exceeds Municipal Code standards. Only 5% of the site is required to be landscaped and over 39% is provided. Two large oak trees will be preserved as part of the project. All other on-site trees that would be removed (primarily along McMurray Road to accommodate required street widening) will be replaced per landscaping requirements for the project.

The preliminary landscape plan proposes native and drought tolerant plants and an irrigation system that are in compliance with the State of California Water Conservation Mandate. All trees are specified at a minimum size of 24 inch box, and the proposed species are either on the City’s Approved Tree Planting List or generally suitable for the local climate. The project conditions of approval will require the final landscape and irrigation plans to be in compliance with the City’s Water Efficient Landscaping Ordinance and utilize species from the City’s Approved Tree Planting List or to the satisfaction of the City Planning Director.

Signage

A master sign program has been submitted (Attachment 5), and constitutes sign approval for the project. A separate sign permit is not required. Wall-mounted signs are proposed on the west and south building elevations of the main hotel building. These are internally illuminated stylized channel letters, “Hampton Inn & Suites”, which are white during the day and red at night. There is one monument sign with two faces at the project entrance driveway along McMurray Road; the internally illuminated sign face depicts the stylized “Hampton Inn & Suites” logo, mounted on an 8 foot high base and cabinet. Finally, there will be one wall-mounted sign on a 2 foot 6 inch high decorative masonry/stucco wall within a landscaped area, placed as a design feature that faces the front entry drive isle; the letters are flat red aluminum depicting “Hampton Inn & Suites”; no lighting is indicated.

The following summarizes the project signage:

Table 2. Project Signage

Location	Sign Characteristics	Sign Area
A. Hotel Building – West Wall	Type: Wall-mounted; internally illuminated channel letters; white day / red night. Information: “ <i>Hampton Inn & Suites</i> ”	78.5 SF
B. Hotel Building – South Wall	Type: Wall-mounted; internally illuminated channel	78.5 SF

	letters; white day / red night. Information: “ <i>Hampton Inn & Suites</i> ”	
C. Project Entrance Driveway	Type: Monument sign; internally illuminated, white channel letters mounted on blue background with white and red border; gray aluminum sign cabinet and base. Information: “ <i>Hampton Inn & Suites</i> ” (stylized corporate logo) Height: 8 feet	40.0 SF (sign face) <i>NOTE: Monument face is 62 SF (cabinet and base)</i>
D. Decorative Low Wall – Entry Drive Isle Landscape Area	Type: Wall mounted; aluminum letters painted red. Information: “ <i>Hampton Inn & Suites</i> ”	20.3 SF
ALLOWABLE SIGN AREA		Up to 717 SF
TOTAL AREA OF SIGNS PROPOSED		217.3 SF

The proposed sign program is consistent with City standards described in Section 19.04.172 of the Municipal Code. Within Commercial zones, there is a maximum aggregate limit of 1 square foot of sign area per lineal foot of the longest street property frontage (717 feet for subject project) or a maximum 400 square feet of wall-mounted signage. The proposed total sign area of 217.3 square feet is consistent with City standards.

The 8-foot high monument sign is consistent with the City’s maximum height limit of 8 feet. Municipal Code requires a minimum 5 foot setback from the public right-of-way and the sign shall not obstruct sight distance at the entrance driveway; precise location of the monument sign will be determined to the satisfaction of the City Engineer. The project conditions of approval require that the monument sign cabinet and base shall coordinate with the overall building color scheme, as called for by the Community Design Guidelines.

Access and Circulation

Ingress and egress to the project will be from McMurray Road, via a proposed new driveway to the far northern end of the site’s frontage on the abutting roadway, thereby adding an additional approach leg to the intersection of Damassa Road at McMurray Road. The driveway would be designed to provide a 4-way roadway intersection alignment per City standards, and to accommodate future access for the adjacent property to the north. Further south, an enhanced pedestrian path is provided for direct access to the front door of the hotel from the public sidewalk along McMurray Road.

The proposed project provides a total of 104 parking spaces, 5 of which are ADA accessible, along with 1 loading space. This is consistent with Municipal Code requirements. The project also provides bicycle racks at 2 locations on-site. The internal site layout has been designed to provide ample room for circulation and queuing around the parking stall layout. The site provides two turnarounds in the form of cul-de-sacs and exceeds the minimum standards required by Santa Barbara County Fire Department.

Public Improvements

The project will tie into the City sewer main and the City water main to provide service to the site. On-site fire hydrants are proposed. Public improvements are proposed in McMurray Road, including widening of the paved area by approximately 18 feet as well as installation of storm drainage facilities, curb, gutter and sidewalks. To facilitate these improvements, a 12' right-of-way dedication is proposed which will increase the public right-of-way from 64 to 76 feet. Project plans show a pedestrian crosswalk at the south leg of the McMurray Road/Damassa intersection. The traffic study calls for pedestrian/ADA access ramps and crosswalk improvements for pedestrian safety and connectivity, including new ADA access ramps at the northwest and southwest quadrants of the intersection, and transition to the existing dirt shoulder north of the property line. Intersection improvements to the satisfaction of the City Engineer have been made part of the project conditions of approval.

Drainage and Hydrology

Based on the Flood Study provided by Penfield & Smith, the proposed project will not substantially alter existing drainage patterns, either on-site or in the project area. On-site run-off and flood control requirements will be met through the use of disconnected impervious areas and a bio-retention/detention basin. A portion of the site, approximately the western third, is located in the 100-year flood zone; site grading and a net import of approximately 2,500 cubic yards of fill will be required to bring the building pad into compliance with the City's Floodplain ordinance.

Planning Commission Comments

The Planning Commission conceptually reviewed this project on June 6, 2014, and had several suggestions as to project design. The Planning Commission comments are noted below and staff has indicated how they have been addressed by the Applicant.

1. Appropriate traffic control and pedestrian safety measures (such as crosswalks) to be incorporated into the plans, with particular attention to the McMurray and Damassa Road intersection and freeway overpass. **Response:** The Applicant has provided a pedestrian crosswalk at the southerly crossing of McMurray Road. In addition, the Traffic Study calls for pedestrian/ADA access ramps and crosswalk improvements for pedestrian safety and connectivity, including new ADA access ramps at the northwest and southwest quadrants of the intersection, and transition to the existing dirt shoulder north of the property line. Intersection improvements to the satisfaction of the City Engineer have been made part of the project conditions of approval.
2. Provide an additional pedestrian pathway and access to McMurray Road, potentially located at the southerly parking and turnaround. **Response:** The Applicant has provided an enhanced pedestrian path for direct access to the front door of the hotel from the public sidewalk along McMurray Road, located approximately mid-way along the street frontage.
3. Suggested integration of split face masonry block into wrought iron fencing proposed around perimeter of pool area. **Response:** The Applicant had incorporated split-face masonry pilasters into the pool fencing design, as shown on the preliminary site plan.

4. Encourage project design to emulate architecture of surrounding area, use drought tolerant landscaping, and provide for reclaimed water and solar power to the degree practical. **Response:** The Applicant has incorporated the City contract architect's design review recommendations into the overall building design, resulting with a color palette and exterior finishes that are consistent with architecture in the surrounding area. The use of reclaimed water and solar power would be considered, if deemed practical. The project landscape plan specifies a planting palette that incorporates native and drought tolerant plants, as well as an irrigation system, that are in compliance with the State of California Water Conservation Mandate. All trees are specified at a minimum size of 24 inch box, and the proposed species are either on the City's Approved Tree Planting List or, for the most part, suitable for the local climate. The project conditions of approval will require the final landscape plan and irrigation plans to be in compliance with the City's Water Efficient Landscaping Ordinance and utilize species from the City's Approved Tree Planting List or to the satisfaction of the City Planning Director.

General Comments/ Inquiries

City Staff has received the following comments/inquiries regarding the proposed project, with Staff's response noted as applicable.

1. Letter dated September 26, 2014 from Melinda and Jeff Johnston, 580 McMurray Road (Attachment 8), owners of rural property and residence to the east of the proposed project. The questions posed in the letter are summarized below along with Staff's response. As a general response, it should be noted that the subject property is zoned for CR-General Commercial, which includes hotel land uses; thus the property is allowed to be developed commercially. All other impacts are regulated through the building codes and health regulations.
 - a. *Type of fencing along the shared property line, and measures to keep hotel guests from coming onto Johnston property.* **Response:** Staff has researched the ownership of the adjacent property in question and has determined that it is not owned by the Johnstons; therefore there is no shared boundary with the subject site. Project impacts will be minimized to the extent possible, however any criminal activity or trespassing needs to be addressed through criminal law as with any development and any trespassing.
 - b. *Will there be noise pollution from generators, air conditioning/heating units? Will there be residual smells emanating from cooking on premises?* **Response:** Any potential noise emanating from the property must be in compliance with the City Noise Ordinance. Any cooking activity will be regulated through building codes and health regulations. The neighboring residence to the east does not have line of sight to the hotel property. The residence is located over 2000+ feet from the proposed hotel; this distance, together with the intervening hillside and grade differential, would serve to minimize any impacts from noise and smells.
 - c. *Will chemicals from hotel pool seep onto Johnston property?* **Response:** The proposed project site does not share a common boundary line with the Johnstons property which, at the location closest to the pool, consists of a rural access driveway

located approximately 100+ feet in distance and uphill from the hotel pool; seepage of chemicals is not expected to be an impact.

- d. *What are proposed hours of use for pool, social gathering and recreation areas?* **Response:** The hours of use for these areas are 8 a.m. to 10 p.m.
- e. *If there are special events, what are proposed hours and overflow parking arrangements?* **Response:** The Applicant has indicated that the proposed hotel would not typically host special events. There may be an occasional small reception attended primarily by guests of the hotel. Parking overflow is not expected to be an issue.
- f. *Type of signage and illumination.* **Response:** The master sign program/plan for the project is included in this staff report (Attachment 5) and has been available on the City Planning Department webpage since mid-August 2014. All information regarding type of signage and illumination is found in this plan. All lighting is required to be night sky friendly.
- g. *Will lights create potential light pollution?* **Response:** All outdoor lighting shall be consistent with Municipal Code requirements. In addition standard project conditions of approval require that exterior lighting fixtures comply with the Community Design Guidelines and shall protect dark skies.
- h. *Additional vehicle traffic resulting from project.* **Response:** As part of the environmental review process, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the project and circulated for a 30-day public review on September 16, 2014; this document has been available on the City's Planning Department webpage since that date as well. In support of the IS/MND, a traffic study was prepared which determined that, while there would be a nominal increase in project generated vehicle trips, the intersection of McMurray and Damassa Roads would continue operate at acceptable levels of service. The traffic study also recommended intersection improvements which, together with the collection of the City's Traffic Impact Fee, would mitigate any traffic impacts to a less than significant level.
- i. *Parking lot and overall security.* **Response:** The Applicant has indicated that security is provided by hotel staff who walk the building and grounds at scheduled times, checking for the presence of non-guests, maintenance issues and cleanliness. These are not designated security personnel, but employees that are assigned these responsibilities in addition to other duties. Occasionally during City-wide special events, the hotel may contract with outside security to provide additional coverage.
- j. *General cleanliness and extraneous garbage.* **Response:** The Applicant has indicated that the parking lot and grounds are walked several times a day by both the maintenance staff and housemen to pick up garbage and empty trash receptacles. The hotel would also contract with a landscape service that visits the property at least twice a week and that does general cleanup as part of their services.

ENVIRONMENTAL REVIEW (CEQA)

Environmental Record

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared in accordance with the requirements of the California Environmental Quality Act (CEQA), California Public Resources Code section 21000 *et seq.*, the State CEQA Guidelines, 14 C.C.R. section 15000 *et seq.*, and the Environmental Procedures of the City of Buellton and is included as Attachment 9. The IS/MND and all related environmental background documents forming the basis for this Mitigated Negative Declaration are located in, and in the custody of, the Buellton Planning Department. Potentially significant impacts were identified in the areas of cultural resources, geology/soils and transportation/traffic. Mitigation measures for these impacts have been identified that would reduce these impacts to a level of insignificance. The mitigation measures have been made conditions of project approval, along with monitoring and reporting requirements (Attachment 10).

On September 11, 2014, a Notice of Availability of the IS/MND, including the time and place of the Planning Commission meeting to review the Application and IS/MND was published in the local newspaper and posted in three public locations. The IS/MND was circulated for public and agency review and comment from September 16 to October 16, 2014. Copies of the IS/MND were made available to the public at the Planning Department on September 16, 2014, and the IS/MND was distributed to interested parties and agencies.

Traffic and Transportation

A traffic study was prepared that analyzed potential impacts to the surrounding roadway network, site access and circulation impacts associated with the proposed development. The study concluded that: project generated traffic would result with the intersection of McMurray and Damassa Roads functioning at an acceptable level of service; the project would cause a slight cumulative impact to the road network overall capacity and contributes to the need for recommended intersection improvements. Intersection and driveway design requirements to the satisfaction of the City Engineer and per the traffic study, as well as the payment of Traffic Impact Fees, have been made part of the project conditions of approval.

Soils and Geology

The project site does not have any geological or geotechnical constraints that would inhibit construction of the proposed project. The Geotechnical Engineering Report concluded that there may be some potential for settlement, soil expansion, instability during excavation/grading, and soil corrosivity. To address these issues, the Report described specific design considerations to be incorporated into project design and construction documents. The requirement to address geotechnical engineering issues to the satisfaction of the City Engineer and per the Geotechnical Engineering Report has been made part of the project conditions of approval.

Cultural Resources

The project site is undeveloped and vacant. Greater than one-third of the site is within the 100-year flood boundary of adjacent Zaca Creek, portions of which have been channelized and placed underground during construction of Highway 101. Disturbance of the site has likely resulted from historic flooding events and more recent construction of public improvements. No known artifacts have been found on this site. In the unlikely event that previously unidentified cultural resources are encountered during site grading activities, state laws related to the protection of cultural resources would apply, including the requirement to stop work and consult with both Native American representatives and the City. Included in the project conditions of approval is a CEQA mitigation measure to halt work if archaeological resources are exposed during construction.

CEQA Comments

The City received one comment letter during the public review period (Attachment 11), as of the date of this staff report. Any comment letters received after this date will be transmitted to the Planning Commission under separate cover.

1. E-mail comment dated September 15, 2014, from Santa Ynez Valley Transit (SYVT). Stating that the existing SYVT bus route travels along McMurray Road immediately past the frontage of the proposed Hampton Inn & Suites Project, the agency is requesting that a reinforced concrete pad be provided for a possible future bus stop.
Response: This would not be considered an environmental impact but a project condition. There is an existing bus stop and pad proposed further south at the Village Development (where there is an existing stop). The City Engineer is working with SYVT to determine if there are plans to relocate that stop further north to the Hampton Inn area or if two stops in such close proximity to one another in the same direction are warranted. If needed, the City would condition the Hampton project approval as applicable.

There were no other public comments received on the CEQA document.

RECOMMENDATION

That the Planning Commission consider the adoption of Resolutions No. 14-10 and No. 14-11 approving the Mitigated Negative Declaration and the related Hampton Inn & Suites project. Specifically, the recommendation is to adopt:

Resolution No. 14-10 - “A Resolution of the Planning Commission of the City of Buellton, California, approving the Mitigated Negative Declaration (14-MND-01) and Mitigation Monitoring and Reporting Program for the Hampton Inn & Suites Project, a 99-Room Hotel on 3.53 Acres Located at 600 McMurray Road, Assessor’s Parcel Number 137-170-067, and Making Findings in Support Thereof”; and

Resolution No. 14-11 – “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Final Development Plan (14-FDP-01) with Development Plan Modification (Building Height Limit) for the Hampton Inn & Suites Project, a 99-Room Hotel on 3.53 Acres Located at 600 McMurray Road, Assessor’s Parcel Number 137-170-067, and Making Findings in Support Thereof”

ATTACHMENTS

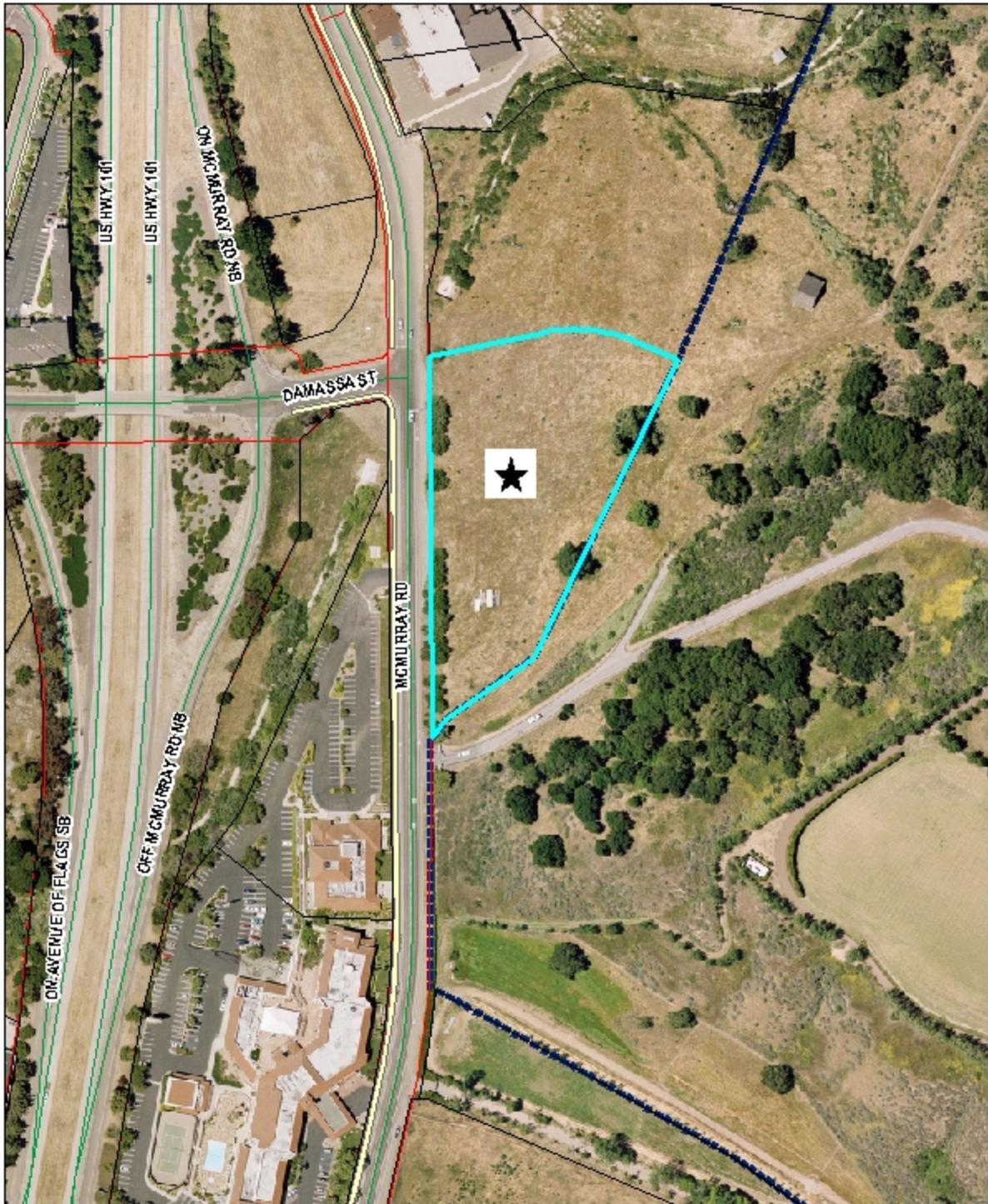
- Attachment 1 – Vicinity Map
- Attachment 2 – Architectural Plans ([linked from City Website](#))
- Attachment 3 – Landscape Plan ([linked from City website](#))
- Attachment 4 – Civil Plans ([linked from City website](#))
- Attachment 5 – Master Sign Plan ([linked from City website](#))
- Attachment 6 – Color Rendering ([linked from City website](#))
- Attachment 7 – Photos of Story Poles
- Attachment 8 – General Comment Letters
- Attachment 9 – Initial Study / Mitigated Negative Declaration ([linked from City website](#))
- Attachment 10 – CEQA Mitigation Monitoring and Reporting Program
- Attachment 11 – CEQA Comment Letters

Planning Commission Resolution 14-10 (adopting MND)

Planning Commission Resolution 14-11 (approving project with conditions of approval)



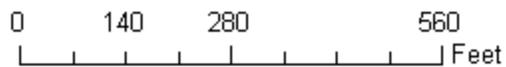
Attachment 1 - Vicinity Map



Legend

 City Limits

 Subject Property - Hampton Inn





ATTACHMENT 8

September 26, 2014

Mr. Marc P. Bierdzinski
City Manager
City of Buellton
107 W. Highway 246
Buellton, CA 93427

Dear Mr. Bierdzinski,

We are writing to express our concerns and questions about the proposed pending Hampton Inn project at 600 McMurray Road in Buellton. We reside at 580 McMurray Road, and have owned this property since 1996. We have 3 children, dogs, horses and other livestock. We share a property line with above mentioned proposed project, thus we have questions which we will lay out to you in this letter in hopes that you will address each one to help alleviate our concerns.

We have overall general concerns about a motel being built in close proximity to our property line, to which our family (including our children) and our animals now have the freedom to roam. We also have specific concerns and questions about how this project will affect our daily living as it has been for the past 20 years.

- Will there be a fence/wall separating Hampton Inn from our property, what kind of fence and how high?
- Will the fence keep Hampton Inn customers from coming onto our property?
- Will the fence keep Hampton Inn customers from disturbing our livestock?
- What sort of precautions will be taken to keep Hampton Inn Guests from climbing fence and coming onto our property, thus putting our inhabitants and livestock and the guests themselves in potential danger?
- If cooking is done on premises of the Hampton Inn, will there be residual smells emanating in our direction? Or will there be proper filtration so no such smells are transmitted our way?
- Will there be noise pollution from generators, air conditioning or heating units?
- Will there be Pool equipment which might create noise pollution?
- What will the pool hours be? What sort of noise containment will be implemented for noises from pool guests?
- Will any chemicals from the pool seep onto our property?
- What will the “social gathering areas” hours be?
- Will there be “special events” at this property? If so, how will parking overflow be handled and what will the hours be?
- What will the “outdoor fire pit” hours be?
- What will the “bocce ball court” hours be?
- What type of signage will there be? How will the signs be illuminated?
- Regarding lighting, will the lights create great light pollution?
- Additional automobile traffic

ATTACHMENT 8

- Parking lot security
- Overall security
- General cleanliness, extraneous garbage, etc.

While we understand that the City of Buellton is approaching a growth spurt, we would also like to maintain our quality of life such as it has been to this point. We are concerned that with the added number of visitors and overnight guests there will be more opportunity for accidents on and involving our property and that there will be a greater potential for criminal activity against us and or our property.

We would like to work with you and the great City of Buellton so that we can limit the potential negative risks and maintain our quality of life, while helping the city grow to its best potential.

Thank you for taking the time to review, answer and address our concerns and questions. We are sure to have more questions as this project evolves and hope that the door will always be open for discussion involving such questions and concerns. We look forward to working with you throughout this specific project and the other projects occurring in our area.

Sincerely,

Melinda and Jeff Johnston
Homeowners
580 McMurray Road
Buellton, CA 93427

melindajohnston411@gmail.com
805-895-9038
805-245-2160

Cc: Clare Barcelona – clareb@cityofbuellton.com
City of Buellton
Staff Assistant/Planning Technician

Attachment 10

Hampton Inn Project Mitigation Monitoring and Reporting Program

The Mitigation Measures set forth below are expressly derived from the environmental analysis performed under the provisions of the California Environmental Quality Act of 1970, as amended (“CEQA”), in connection with the approved Project per Planning Commission Resolution 14-11, dated October 16, 2014. In the event that the scope, nature, extent, method, timing or location of construction changes from that set forth in the Project as conditionally approved, such construction shall not proceed until or unless: (i) the change is evaluated for environmental impacts; and (ii) appropriate measures are instituted to the Project that mitigate the impacts (if any) to a level of insignificance. Such determinations shall be made in the manner and subject to the limits prescribed in the Project Description.

The following describes the monitoring and timing requirements of the mitigation measures, which are also incorporated in to the project as Conditions of Approval.

CR – 1: Halt Work Order for Archaeological Resources. If cultural resources are exposed during construction of the Project, all earth disturbing work within the vicinity of the find must be temporarily suspended until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. A representative should monitor any mitigation excavation associated with Native American materials.

Monitoring: Upon notification by project developer of discovery of a potential find, Planning Department will verify that archaeologists and Native American representatives have been contacted to evaluate the materials found and, if necessary, to monitor any consequent mitigation activities.

GEO – 1: Geotechnical Engineering. Project-specific design considerations and related recommendations set forth in the Geotechnical Engineering Report (March 2014) prepared by Earth Systems Pacific shall be incorporated into construction documents and related procedures.

Monitoring: The Public Works Department/City Engineer will verify that the final project design incorporates any design recommendations set forth in the Geotechnical Engineering Report prior to issuing grading permits.

T – 1: Traffic Improvement Fee. Payment of the Buellton Traffic Improvement Fee shall be paid prior to issuance of the occupancy permit. Said fee shall be in the rate that is in effect at the time building permits are issued.

T-2 McMurray Road and Damassa Road Intersection Improvements.

Incorporate design recommendations from the Traffic Study in final construction and improvement plans prior to permit issuance.

Monitoring:

The Planning Department will verify payment of the fee prior to issuing occupancy permits.

The Public Works Department/City Engineer will verify that the final project design incorporates any applicable design recommendations from the Traffic Study prior to issuing grading and improvement permits.

Hampton Inn Project Mitigation Monitoring and Reporting Verification Checklist			
Mitigation Measure	Responsibility	Timing	Verification
CR – 1. Halt Work Order for Archaeological Resources	Planning Department	If needed, upon occurrence of applicable event during construction	
GEO-1. Geotechnical Engineering	Public Works Department/City Engineer	prior to issuing grading permits	
T-1. Traffic Impact Fee	Planning Department	prior to issuing occupancy permits	
T-2. McMurray Road and Damassa Road Intersection Improvements	Public Works Department/City Engineer	Prior to issuing grading and improvement permits	

ATTACHMENT 11

Irma Tucker

From: Marc Bierdzinski
Sent: Monday, September 15, 2014 3:05 PM
To: Matt van der Linden; Irma Tucker
Cc: Rose; Arleen Pelster; Jose Perez
Subject: RE: Hampton Inn & Suites IS-MND - SYVT Comments

Follow Up Flag: Follow up
Flag Status: Flagged

Thanks Matt. This would not be considered an environmental impact but a project condition. Rose will determine if the condition is needed.

Marc P. Bierdzinski
City Manager
805-688-5177
marcb@cityofbuellton.com



[Build a Kit – Ready.Gov](#)
[American Red Cross](#)

From: Matt van der Linden [<mailto:mattv@cityofsolvang.com>]
Sent: Monday, September 15, 2014 2:57 PM
To: Marc Bierdzinski
Cc: Rose; Arleen Pelster; Jose Perez
Subject: Hampton Inn & Suites IS-MND - SYVT Comments

Marc:

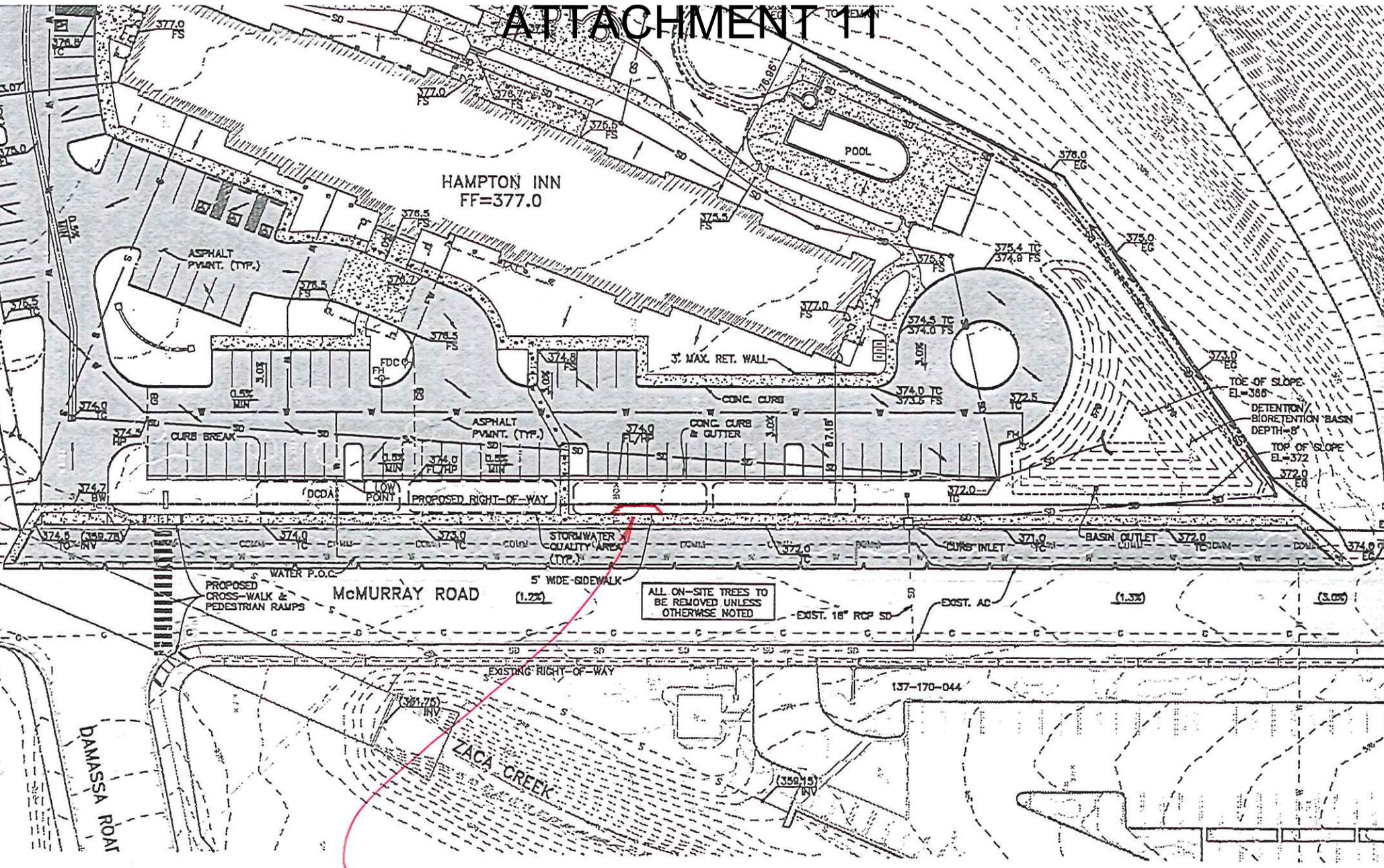
The following comment is provided by Santa Ynez Valley Transit for the proposed Hampton Inn & Suites Project Initial Study-Mitigated Negative Declaration:

The existing Santa Ynez Valley Transit (SYVT) bus route travels along McMurray Road immediately past the frontage of the proposed Hampton Inn & Suites Project. Along the east side of McMurray Road, approximately 150' south of Damasa Road, please provide a 5'x24'x6" reinforced concrete pad at the back of the proposed McMurray Road sidewalk for a possible future SYVT bus stop and shelter, and provide an ADA compliant bench. See attached exhibit.

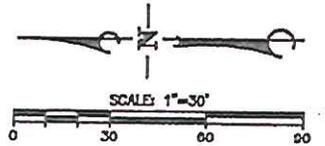
Thanks,

Matt van der Linden, PE
Public Works Director/City Engineer
City of Solvang
411 Second Street
Solvang, CA 93463
(805) 688-5575

ATTACHMENT 11



PROVIDE REINFORCED CONCRETE PAD (5'x24')
FOR FUTURE BUS SHELTER, AND BENCH.



PLANNING COMMISSION RESOLUTION NO. 14-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUELLTON, CALIFORNIA, APPROVING THE MITIGATED NEVATIVE DECLARATION (14-MND-01) FOR THE HAMPTON INN & SUITES PROJECT, A 99-ROOM HOTEL ON 3.53 A ACRES LOCATED AT 600 McMURRAY ROAD, ASSESSOR'S PARCEL NUMBER 137-170-067, AND MAKING FINDINGS IN SUPPORT THEREOF

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

WHEREAS, Montecito Bank & Trust, property owner, and James Flagg, agent (collectively "Applicant"), have filed an application for approval of a Final Development Plan (14-FDP-01) ("Application"), to allow construction of a 99-room hotel under the Hampton Inn & Suites brand ("Project") on 3.53 acres of vacant land located at 600 McMurray Road, east of the intersection of Damassa Road, Assessor's Parcel Number 137-170-067 ("Site"). The Site is located in the City's CR (General Commercial) zone with Affordable Housing Overlay (AHOZ) and has a General Plan land use designation of General Commercial; and,

WHEREAS, in accordance with the requirements of the California Environmental Quality Act, California Public Resources Code section 21000 *et seq.*, the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, sections 15000 *et seq.*, and the Environmental Procedures of the City of Buellton (collectively, "CEQA"), the Planning Director of the City of Buellton has prepared an Initial Study and approved for circulation a Mitigated Negative Declaration for the Application (the "Initial Study/Mitigated Negative Declaration", Attachment A hereto); and,

WHEREAS, the Initial Study/Mitigated Negative Declaration dated September 12, 2014 was circulated for public and agency review and comment on September 16, 2014 through October 16, 2014. Copies of the Initial Study/Mitigated Negative Declaration were made available to the public at the Planning Department on September 16, 2014, and the Initial Study/Mitigated Negative Declaration was distributed to interested parties and agencies. On September 11, 2014, a Notice of Availability of the Initial Study/Mitigated Negative Declaration, including the time and place of the Planning Commission meeting to review the Application and Initial Study/Mitigated Negative Declaration was published in the local newspaper and posted in three public locations; and,

WHEREAS, the Initial Study/Mitigated Negative Declaration concluded that implementation of the Project could result in a number of significant effects on the

environment and identified mitigation measures that would reduce the significant effects to a less-than-significant level; and,

WHEREAS, in accordance with the requirements of CEQA, a mitigation monitoring and reporting program (the “Mitigation Monitoring and Reporting Program”) has been prepared for the project represented in the Application for consideration by the Planning Commission; and,

WHEREAS, the Initial Study/Mitigated Negative Declaration and related Mitigation Monitoring and Reporting Program for the Project are set forth as Attachments 9 and 10 to the accompanying Planning Commission staff report dated October 16, 2014, and are, by this reference, incorporated into this Resolution as if fully set forth herein; and,

WHEREAS, the Initial Study/Mitigated Negative Declaration and all related environmental documents forming the basis for the Initial Study/Mitigated Negative Declaration and Resolution are located in, and in the custody of, the Planning Department, City of Buellton; and,

WHEREAS, on October 16, 2014, the Planning Commission of the City of Buellton conducted a duly noticed public meeting in connection with the Application and the Initial Study/Mitigated Negative Declaration and considered all evidence, oral and written; and,

WHEREAS, all legal prerequisites have occurred prior to the adoption of this Resolution.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF BUELLTON DOES RESOLVE, DETERMINE, FIND, AND ORDER AS FOLLOWS:

SECTION 1. The Planning Commission hereby finds that the above recitations are true and correct and, accordingly, are incorporated as a material part of this Resolution.

SECTION 2. The Planning Commission does hereby make the following findings: (1) it has independently reviewed and analyzed the Initial Study/Mitigated Negative Declaration and other information in the record and has considered the information contained therein, prior to acting upon or approving the Application; (2) the Initial Study/Mitigated Negative Declaration prepared for the Application has been completed in compliance with CEQA; and (3) the Initial Study/Mitigated Negative Declaration represents the independent judgment and analysis of the Planning Commission.

SECTION 3. The Planning Commission hereby approves the Mitigated Negative Declaration and adopts the related Mitigation Monitoring and Reporting Program prepared for the Application.

SECTION 4. The Planning Commission Secretary shall certify to the adoption of this Resolution.

PASSED AND ADOPTED this 16th day of October, 2014

Craig Adams, Chair

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 above and foregoing Resolution No. 14-05 was duly passed and adopted by the Planning Commission of said City at a regular meeting thereof, held on the 15th day of May, 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 15th day of May, 2014.

Clare Barcelona
 Planning Commission Secretary

PLANNING COMMISSION RESOLUTION NO. 14-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUELLTON, CALIFORNIA, APPROVING A FINAL DEVELOPMENT PLAN (14-FDP-01) FOR THE HAMPTON INN & SUITES PROJECT, A 99-ROOM HOTEL ON 3.53 ACRES LOCATED AT 600 McMURRAY ROAD, ASSESSOR'S PARCEL NUMBER 137-170-067, 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 Montecito Bank & Trust, property owner, and James Flagg, agent, hereinafter referred to as "Applicant", requesting approval to develop a 99-room hotel under the Hampton Inn & Suites brand on 3.53 acres of vacant land located at 600 McMurray Road, east of the intersection of Damassa Road, Assessor's Parcel Number 137-170-067 (the "Site"). The Site is located in the City's CR (General Commercial) zone with Affordable Housing Overlay (AHOZ) and has a General Plan land use designation of General Commercial.

SECTION 2: The proposed Project consists of a **Final Development Plan (14-FDP-01)** application to develop a 99-room hotel including one new three story main building, porte-cochere, covered patio, swimming pool and building, landscaped grounds and 104 parking spaces. The proposed building footprint is an estimated 24,197+ square feet with a total building square footage of 61,692± square feet. Predominant height of the main building is 35 feet, with some architectural features reaching approximately 41.3 feet in height and serving to add character consistent with the Contemporary Ranch style recommended by the Community Design Guidelines.

- A modification to the building height limit is required because the highest point on the main building is approximately 41.3 feet, which is over the maximum height limit of 35 feet.

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 16, 2014 ("PC Public Hearing").
2. All oral, written and visual materials presented in conjunction with that certain PC Public Hearing.

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- 3. The following informational documents, which by reference, are incorporated herein:
 - a. The project file for 14-FDP-01, and the set of project plans dated July 7, 2014 with subsequent minor refinements dated September 24, 2014.
 - b. The staff report dated October 16, 2014.
 - c. The Initial Study and Mitigated Negative Declaration for the project (14-MND-01), dated September 12, 2014.

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 October 2, 2014 (the "PC Public Notice"), a minimum of 10 days in advance of the PC Public Hearing conducted on October 16, 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 October 2, 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 October 2, 2014, a minimum of 10 days in advance of the PC Public Hearing.

C. Environmental Review. Pursuant to the California Environmental Quality Act (CEQA), the Initial Study/Mitigated Negative Declaration dated September 12, 2014 was circulated for public and agency review and comment on September 16, 2014 through October 16, 2014. Copies of the Initial Study/Mitigated Negative Declaration were made available to the public at the Planning Department on September 16, 2014, and the Initial Study/Mitigated Negative Declaration was distributed to interested parties and agencies. On September 11, 2014, a Notice of Availability of the Initial Study/Mitigated Negative Declaration, including the time and place of the Planning Commission meeting to review the Application and Initial Study/Mitigated Negative Declaration was published in the local newspaper and posted in three public locations. Findings for the CEQA document are included in Planning Commission Resolution 14-10. Planning Commission Resolution 14-10 was adopted prior to the consideration of Planning Commission Resolution 14-11.

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 (14-FDP-01).

a. Findings:

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- 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 project site is appropriately designated for such uses under the City’s General Plan, zoning is consistent, 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 and to a level of insignificance through the incorporation of the mitigation measures from 14-MND-01 that have been made conditions of approval.
- iii. That streets and highways are adequate and properly designed pursuant to the requirements of the City Engineer and the traffic study. The Fire Department has approved the circulation system from a Fire Department perspective.
- iv. 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 uses, including a hotel. The proposed Project is expected to be compatible with nearby commercial, industrial and agricultural land uses.
- vi. That the project is in conformance with the applicable provisions of Title 19 of the Municipal Code and the General Plan. With imposition of the conditions of approval, the project complies with both the General Plan and Title 19 (Zoning).
- 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 Contemporary Ranch architectural style as described in the

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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 predominant building height of the main building is 35 feet with some architectural features, specifically the gable roof peaks of the vertical tower elements, extending to a maximum of 41 feet 3 inches. The vertical towers and roof peaks serve to add architectural character and diversity consistent with the Contemporary Ranch style called for by the Community Design Guidelines.
- ii. The increased height would not be incompatible with the surrounding area because: the proposed building heights are comparable to or lower than the nearby Marriot Hotel on the opposite side of McMurray Road to the southwest, which has architectural elements extending to 46 feet in height; height limit modifications have been approved in the Village Specific Plan neighborhood further south, allowing building heights greater than 35 feet; and the proposed building height provides a proportionate transition on the north to vacant and/or existing commercial/industrial properties, and on the west to the upward sloping vacant hillside extending above
- iii. The increased height conforms with other applicable provisions of Title 19 (Zoning), with the general plan and with the Community Design Guidelines.

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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-01) subject to the attached conditions.

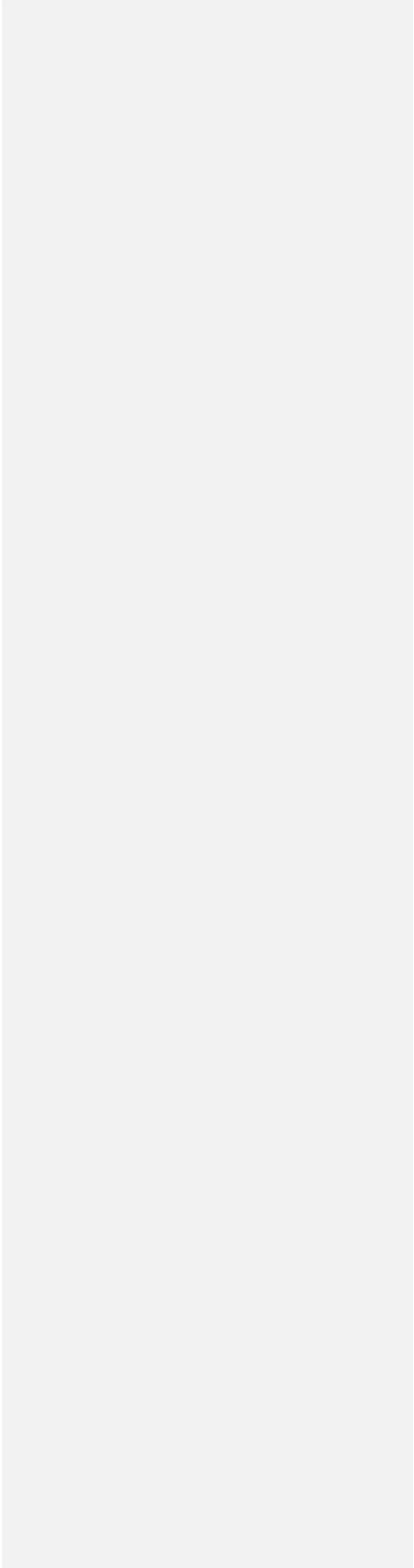
PASSED, APPROVED and ADOPTED this 16th day of October 2014.

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. 14-11 was duly approved by the Planning Commission of the City of Buellton at a meeting held on the 16th day of October 2014, by the following vote, to wit.

AYES: ()

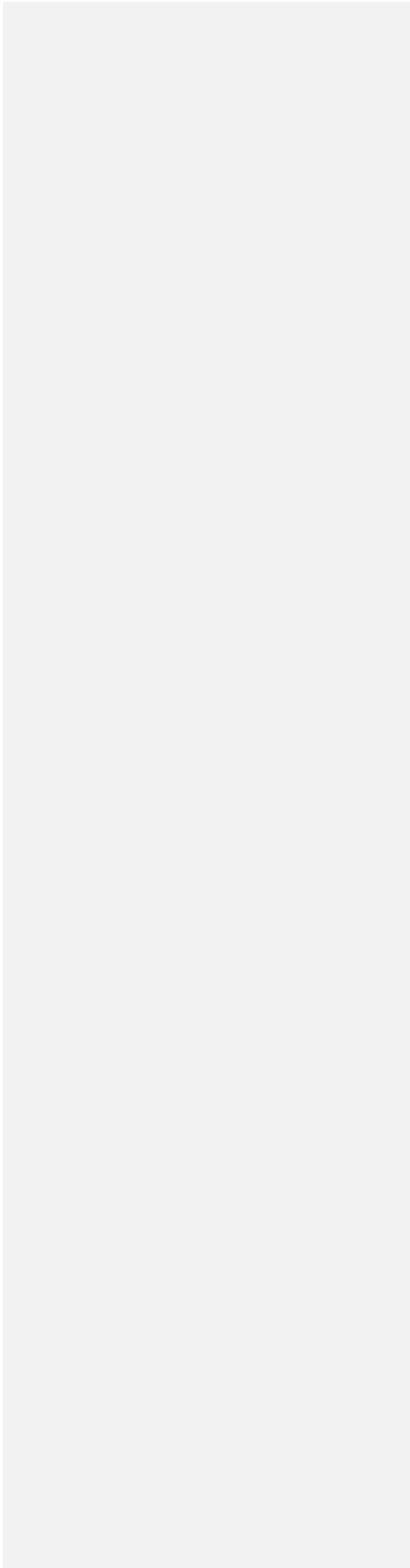
NOES: ()

ABSENT: ()

NOT VOTING: ()

IN WITNESS WHEREOF, I have hereunto set my hand this 16th day of October, 2014.

Clare Barcelona
 Planning Commission Secretary



CONDITIONS OF APPROVAL

HAMPTON INN & SUITES PROJECT FINAL DEVELOPMENT PLAN 14-FDP-01

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 Montecito Bank & Trust, property owner, and James Flagg, agent (the "Applicant") for approval of a Final Development Plan (14-FDP-01) to develop a 99-room hotel under the Hampton Inn & Suites brand (the "Project") on 3.53 acres of vacant land located at 600 McMurray Road, east of the intersection of Damassa Road, Assessor's Parcel Number 137-170-067 (the "Property"). The Project plans that are included in this approval are dated July 7, 2014 (including minor refinements dated September 24, 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 Montecito Bank & Trust, property owner, and James Flagg, 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. **“Environmental Monitor”** means person or personnel of the City assigned to monitor field mitigation in order to ensure compliance with the Mitigation Measures. The City has discretion to determine the qualifications of the Environmental Monitor, the number of monitors needed and the disciplines of the monitors, their duties and the arrangements for compensation
- f. **“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.
- g. **“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.
- h. **“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.
- i. **“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.

- j. **“Project”** means and includes all of the actions described in the Project description above.
 - k. **“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.
 - l. **“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.
 - m. **“Property”** means the land and improvements identified in the Project Description.
 - n. **“Property Owner”** means Montecito Bank & Trust, 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.
 - o. **“Retained Monitor”** means person or personnel of the Applicant assigned to monitor field mitigation in order to ensure compliance with the Mitigation Measures. The Retained Monitor must be qualified in his or her respective field and their appointment/retention is subject to approval by the City. For instance, the Retained Monitor assigned to verify compliance with cultural resources Mitigation Measures should be an archaeologist or a person trained to identify cultural resources and who is acceptable to the City
 - p. **“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

Cultural Resources

15. **CR – 1: Halt Work Order for Archaeological Resources.** If cultural resources are exposed during construction of the Project, all earth disturbing work within the vicinity of the find must be temporarily suspended until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. A representative should monitor any mitigation excavation associated with Native American materials.

Monitoring: Upon notification by project developer of discovery of a potential find, Planning Department will verify that archaeologists and Native American representatives have been contacted to evaluate the materials found and, if necessary, to monitor any consequent mitigation activities.

Geology and Soils

16. **GEO-1. Geotechnical Engineering.** Project-specific design considerations and related recommendations set forth in the Geotechnical Engineering Report (March 2014) prepared by Earth Systems Pacific shall be incorporated into construction documents and related procedures.

Monitoring: The Public Works Department/City Engineer will verify that the final project design incorporates any design recommendations set forth in the Geotechnical Engineering Report prior to issuing grading permits.

Transportation/Traffic

17. **T-1. Traffic Improvement Fee.** Payment of the Buellton Traffic Improvement Fee shall be paid prior to issuance of the occupancy permit. Said fee shall be in the rate that is in effect at the time building permits are issued.
18. **T-2. McMurray Road and Damassa Road Intersection Improvements.** Incorporate design recommendations from the Traffic Study in final construction and improvement plans prior to permit issuance.

Monitoring:

The Planning Department will verify payment of the fee prior to issuing occupancy permits.

The Public Works Department/City Engineer will verify that the final project design incorporates any applicable design recommendations from the Traffic Study prior to issuing grading and improvement permits.

C. ENGINEERING CONDITIONS***PRIOR TO GRADING PERMIT ISSUANCE:***

19. **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.
20. **Improvement Plan Requirements.** Plans for the 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.
21. **Frontage Improvements.** Frontage improvements shall include road widening, curb and gutter, sidewalk and ADA ramps (as well as appurtenant items such as appropriate signing and striping). 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.
22. **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.

23. **Erosion Control Plan.** 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.

24. **Hydrology.** 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. The report shall include a flood study the reviews pre-development and post development flood conditions, recommendations to be implemented to minimize or resolve flood issues that may impact the proposed development and recommendations to be implemented that minimize or resolve flood issues outside of the development property that results from the proposed development. These recommendations shall be incorporated in the project improvement plans.
 - i. Applicant shall file the appropriate documentation with FEMA removing the building from the floodplain.

25. **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.
 - i. Stormwater management shall be incorporated in the improvement plans (low impact development). This project is subject to Post Construction Requirements as outlined in the City's Stormwater Technical Guide for a Tier 4 project.
 - ii. 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 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.

26. **Fire Department Review.** 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.
27. **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. Driveway alignment, pedestrian crossing improvements and other requirements of the Traffic Study shall be incorporated into the project improvement plans to the satisfaction of the City Engineer.
28. **Bicycle Lane.** Class II Bicycle lane striping and signing shall be extended along the frontage and incorporated to the off-site plans.
29. **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.
30. **Sureties.** A faithful performance and labor/material bond for the grading and utilities and also for the public improvements (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 after acceptance of improvements by the and until receipt of As-built Record Drawings.

PRIOR TO BUILDING PERMIT ISSUANCE:

31. **Grading Permit.** The applicant shall obtain a grading permit from the City Engineer prior to obtaining a building permit.
32. **Rough Grading.** Rough grading certification by the geotechnical engineer shall be approved by the City Engineer prior to obtaining a building permit.

33. **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.

PRIOR TO OCCUPANCY CLEARANCE:

34. **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.
35. **Completion of Improvements.** 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."
36. **Roadway Dedication.** Roadway dedication shall be made to the City. Applicant shall submit applicable grant deeds and exhibits for review and acceptance by the City. In addition, all off-site improvements shall be constructed and accepted by the City.
37. **Traffic Fees.** The applicant shall pay Traffic Mitigation Fees and other applicable fees prior to occupancy.
38. **Payment of Fees.** All fees and any unpaid balances from plan check or inspection and permits, shall be paid in full.

GENERAL CONDITIONS:

39. **Public Improvement Standards.** Unless superseded 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.
40. **Utility Easements.** Existing and proposed easements for all utilities shall be located and described on the engineering plans.
41. **Utility Locations.** All utilities shall be shown on the plans.
42. **Private Access Easement.** A cross access easement shall be recorded in favor of the adjacent northern parcel to utilize the driveway at the intersection of McMurray Road and Damassa.
43. **Traffic Study.** Recommendations from the Traffic Study shall be made part of the project conditions. These include extending of the proposed driveway for a total width of 36 feet, providing pedestrian/ADA access ramps and crosswalk improvements, modifying the intersection to an all-way stop. In addition, off-

street parking will be restricted with red curb and signage for fifty feet (50') south of the marked crosswalk along the property frontage.

D. PLANNING CONDITIONS

44. **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.
45. **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 Solid 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 are 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 conditionally allowed, 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.
46. **Fire Department.** The Project is located within the jurisdiction of the County Fire Department and shall comply with all applicable standards of that agency.
47. **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.
48. **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.
49. **Construction Hours.** Construction shall be limited to the hours of 7:00 a.m. to 5:00 p.m., Monday through Friday. Equipment maintenance and servicing shall be confined to the same hours. Weekend construction and other exceptions shall require special approval from the Planning Director, in consultation with the City Engineer, and be limited to the hours of 9:00 a.m. to 4:00 p.m. 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.

50. **APCD Permits.** Prior to occupancy, APCD permits must be obtained for all equipment that requires an APCD permit. APCD Authority to Construct permits are required for diesel engines rated at 50 bhp and greater (e.g., firewater pumps and emergency standby generators) and boiler/large water heaters whose combined input rating exceeds 2.0 million BTUs per hour.
51. **Rule 360 Emissions Compliance.** Small boilers and water heating units (rated between 75,000 and 2.0 million BTU/hr) must comply with the emission limits and certification requirements of APCD Rule 360. Please see www.sbapcd.org/eng/boiler/rule360/rule_360.htm for more information and a list of certified boilers (note: any units fired on fuels other than natural gas must be certified by the SBAPCD on a case-by-case basis, even if the unit is certified when fired on natural gas).
52. **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.
53. **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.
54. **Community Design Guidelines.** The Project shall be in conformance with the Community Design Guidelines.
55. **Monument Sign.** The Monument Sign cabinet and base will be required to coordinate with the overall building color scheme as called for by the Community Design Guidelines.
56. **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.

57. **Landscape and Irrigation Plans.** The final landscape and irrigation plans shall be in compliance with the City's Water Efficient Landscaping Ordinance and utilize species from the City's Approved Tree Planting List or to the satisfaction of the City Planning Director.
58. **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.
59. **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. All trees shall be at a minimum size of 24 inch box. A letter from the landscape architect shall be submitted verifying compliance with the plans. The landscape and irrigation surety, less the one year maintenance portion, can be released at this time.
60. **Landscape Maintenance.** Following installation, all landscaping shall be continuously maintained thereafter for a period of not less than one year 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 after the one year maintenance period. If the landscaping is healthy and established, the one year maintenance portion of the surety may be released.
61. **Landscape Maintenance Agreement.** The Applicant shall acknowledge and sign the City's Landscape and Maintenance Agreement prior to issuance of the 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.
62. **Approval.** Approval of 14-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 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.
63. **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.
64. **Parking.** A total of 104 parking spaces and 1 loading space are indicated on the Final Development Plan, and must be provided for the Project as shown on the Plan. All parking spaces shall be striped in accordance with City of Buellton standards prior to issuance of the occupancy permit.
65. **Signage.** Signage must be in substantial conformance with what is indicated in the Master Sign Program of August 11, 2014. Any deviation from this program will require a separate Zoning Clearance from the Buellton Planning Department.
66. **Architectural Design.** The architectural design of the buildings shall conform to that shown on the architectural elevations and color boards for the project plans submitted on July 7, 2014, including the following refinements: renderings submitted on August 24, 2014; color board submitted August 27, 2014; and Sheets A1.1 and A3.1 (minor corrections) submitted September 24, 2014. The project is designed as Contemporary Ranch.
67. **Masonry Block.** All masonry walls shall be split face block.
68. **Bike Racks.** Two bike racks, each accommodating 3 bicycles, for a total of 6 bicycles shall be provided as shown on the project plans.
69. **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, consistent with what is indicated in the lighting specifications included with the project plans as submitted on July 7, 2014.
70. **Green Building Standards.** Green building features above the mandatory green building code requirements of the County of Santa Barbara shall be incorporated into the project where feasible.

E. FIRE DEPARTMENT CONDITIONS

The following Fire Department conditions are imposed with the understanding that the Fire Protection Certificate application(s) may involve modifications, which may determine additional conditions.

- 71. **Fire Protection Certificate.** Fire Protection Certificate(s) will be required.
- 72. **Elevators.** If an elevator is installed for this project, the elevator car shall be able to accommodate a 24-inch by 84-inch ambulance stretcher in the horizontal, open position.
 - a. Emergency medical services symbols shall be placed on both sides of the elevator car door frame.
 - b. The symbol shall be a minimum of 3 inches high.
- 73. **Access.** Access shall be as shown on plans dated July 2,2014, received July 9, 2014.
 - a. Surface shall be paved.
 - b. 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.
- 74. **Fire Hydrants.** Three new fire hydrants shall be installed.
 - a. The fire department shall have on file a set of approved fire hydrant plans prior to any work being started.
 - b. Fire hydrant(s) shall be located per fire department specifications and shall flow 1250 gallons per minute at a 20 psi residual pressure.
 - c. For a municipal water system, location for fire hydrants shall be approved by the fire department.
 - d. Commercial fire hydrant(s) shall consist of one 4-inch outlet and two 2 ½ - inch outlets.
 - e. A set of approved fire hydrant plans, stamped and dated by the fire department shall be kept at the job site and available upon request.
 - f. 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.
 - g. No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by a fire department representative.
- 75. **Temporary Addresses.** Temporary address posting is required during construction. Inspections will not be completed without temporary address posted.
- 76. **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.

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77. **Fire Extinguishers.** Portable fire extinguishers are required and shall be in accordance with the current adopted Santa Barbara County Code Chapter 15.
78. **Fire Sprinkler System.** An automatic fire sprinkler system shall be installed.
 - a. Fire sprinkler plans shall be approved by the fire department prior to installation.
 - b. The fire department shall determine the location of any fire department connection (FDC) that may be required.
 - c. Fire Department Connection (FDC) shall be labeled per NFPA 13.
 - d. 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.
 - e. No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by the fire department.
79. **Alarm System.** An automatic fire or emergency alarm system shall be installed.
 - a. Fire alarm system shall meet Santa Barbara County Fire Department requirements.
 - b. Automatic fire or emergency alarm system plans shall be approved by the fire department.
 - c. Alarm panel locations and annunciator graphics shall be approved by fire department prior to installation.
80. **Recorded Addresses.** Recorded addressing is required by the fire department.
81. **Address Numbers.** Address numbers shall be a minimum height of 12 inches for commercial.
 - a. Unit/suite numbers shall be a minimum height of 4 inches.
 - b. Address number location(s) shall be approved by the fire department.
 - c. Address numbers shall be a color contrasting to the background color.
 - d. The address number shall be elevated at least three feet from the ground for clear visibility and easy directional identification.
82. **Emergency Access.** A Knox Box entry system shall be installed.
83. **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:

- a. \$.10 per square foot for structures with fire sprinklers.
- b. Development impact fees are collected at the current rate at time of payment.
- c. Final occupancy clearance inspection will not be scheduled unless fees have been paid.

84. **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.

If you have any questions or require further information, please call Dwight Pepin, Captain, Fire Prevention Division, at 805-686-8178, or 805-681-5523

E. COUNTY OF SANTA BARBARA BUILDING DIVISION CONDITIONS

The following information will be required at submittal of building permit application and plans.

85. A Geology report prepared and signed by a California licensed geologist will be required.
86. 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.
87. In more complex structures, a separate, detailed egress plan 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.
88. 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.

89. 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.
90. Entrances, doors and doorways in an R-1 facility not required to provide mobility features per CBC 11B-806.2 shall comply with CBC 11B-404.2.3. Except for shower and sauna doors in guest rooms that are not required to comply with CBC 11B-806.2, bathroom doors shall either be sliding or hung to swing in the direction of egress from the bathroom, The minimum door panel widths shall comply with the requirements of the code in effect. [CBC 11B-224] or the code in effect at the time of submittal.
91. Guest rooms with mobility features per CBC 11B-806.2 and guest rooms with communication features per CBC 11B-806.3 are to be provided in transient lodging facilities in accordance with CBC Section 11B-224. They shall be dispersed among the various classes of guest rooms provided other guests, with different types of rooms, number of beds and other amenities comparable to the choices provided to other guests. [CBC 11B-224.5] or the code in effect at the time of submittal.
92. Guest rooms with mobility features per CBC 11B-806.2 are to be provided in transient lodging facilities in accordance with CBC 11B-224.2. Sleeping areas are to comply with CBC 11B- 806.2.3 and a clear space is to be provided beneath the bed for use of a personal lift device [11B-806.2.3.1]. Toilet and bathing facilities are to comply with CBC 11B-806.2.4. Detail all requirements on the plans. Kitchens, kitchenettes and wet bars are to comply with CBC 11B-806.2.5 and turning space that complies with CBC 11B-304 shall be provided within the guest room in accordance with CBC 11B-806.2.6 or the code in effect at the time of submittal.
93. Guest rooms with communication features per CBC 11B-806.3 are to be provided in transient lodging facilities in accordance with CBC 11B-224.4. Detail on the plans how the unit is to meet requirements for persons with hearing impairments, including visual alarms, visual notification devices and telephone volume controls.

94. Guest rooms with mobility features per CBC 11B-806.2 are to provide at least one bathroom that complies with CBC 11B-603. Detail all requirements for the bathroom on the plans, including roll-in showers as applicable. Where toilet and bathing rooms are provided in guest rooms that are not required to provide mobility features complying with CBC 11B-806.2, toilet and bathing fixtures shall only be required to comply with CBC 11B-603.6. [CBC 11B-224; CBC 11B-806] or the code in effect at the time of submittal.
95. Range of Accommodations. Accessible guest rooms or suites shall be dispersed among the various classes of sleeping accommodations to provide a range of options applicable to room sizes, costs, and amenities provided. CBC 11B-224.1.3 or current code in effect.
96. Incorporate all City of Buellton discretionary conditions of approval and department condition letters into the plans.
97. Incorporate compliance with the applicable CA 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.
98. Provide a plumbing fixture analysis to include the occupants of the outdoor areas.
99. Incorporate the conditions of approval by the Flood Plain Administrator into the plans.
100. Approval by Environmental Health Services for food prep, food service areas, restrooms, public pool, spa and pool/spa restrooms will be required.
101. 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.

If you have any questions or require further information, please call Beth Brooke, Plans Examiner, County of Santa Barbara, at 805-934-6238 (phone), or 805-935-6258 (fax).

G. FINANCE DEPARTMENT CONDITIONS

102. **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.

103. **Impact Fees.** The project applicant shall pay the water, sewer, 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

