CITY OF BUELLTON

PLANNING COMMISSION AGENDA

Regular Meeting of June 5, 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 Reif

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 May 15, 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

None

CONTINUED PUBLIC HEARINGS

None

OTHER BUSINESS

None

WRITTEN COMMUNICATIONS

2. **Preliminary Review of the Hampton Inn 14-FDP-01 and 14-MND-01**
   - ❖ *(Staff Contact: Contract Planner Irma Tucker)*

3. **Preliminary Review of the Village Senior Apartments 14-FDP-02**
   - ❖ *(Staff Contact: Assistant Planner Angela Perez)*

4. **Presentation on the Capital Pacific Townhomes within the Village Specific Plan**
   - ❖ *(Staff Contact: City Manager Marc Bierdzinski)*

PLANNING COMMISSIONER COMMENTS

PLANNING DIRECTOR REPORT

ADJOURNMENT

To the next regularly scheduled Planning Commission meeting of Thursday June 19, 2014 at 6:00 p.m. in the Council Chambers located at 140 West Highway 246.

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

CITY OF BUELLTON

PLANNING COMMISSION MEETING MINUTES

Regular Meeting of May 15, 2014 – 6:00 p.m.
City Council Chambers, 140 West Highway 246
Buellton, California

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Chair Adams led the Pledge of Allegiance

ROLL CALL

Present:	Commissioners Art Mercado Vice Chair Lisa Figueroa and Chair Craig Adams Commissioner Foster Reif arrived at 6:05 p.m.
Absent:	Commissioner Jason Fussel
Staff:	City Manager Marc Bierdzinski Staff Assistant/Planning Technician Clare Barcelona

REORDERING OF AGENDA

None

PRESENTATIONS

None

APPROVAL OF MINUTES

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

MOTION:
Commissioner Mercado moved and Vice Chair Figueroa seconded the motion to approve the Minutes of April 17, 2014 with a correction to the Planning Commissioner Comments.

VOTE:
Motion passed by a 3-0 voice vote.

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

NEW PUBLIC HEARINGS

2. **Resolution No. 14-05 – "A Resolution of the Planning Commission of the City of Buellton, California, approving the Mitigated Negative Declaration (13-MND-03) and Mitigation Monitoring and Reporting Program for the Live Oak Lanes Project which includes a Bowling Alley/Entertainment Center and Commercial Storage Facility on 5.08 acres located at 39 and 41 Industrial Way, Assessor's Parcel Numbers 099-690-045 and 099-690-046, and Making Findings in Support Thereof";**

and

Resolution No. 14-06 – "A Resolution of the Planning Commission of the City of Buellton, California, Approving a Final Development Plan (13-FDP-03), a Lot Line Adjustment (13-LLA-02), and Conditional Use Permit (13-CUP-02), for the Live Oak Lanes Project which includes a Bowling Alley/Entertainment Center and Commercial Storage Facility on 5.08 acres located at 39 and 41 Industrial Way, Assessor's Parcel Numbers 099-690-045 and 099-690-046, and Making Findings in Support Thereof"

City Manager Bierdzinski announced that the Applicant has requested that this item be continued to the July 3, 2014 Planning Commission Meeting.

Chair Adams opened the public hearing at 6:04 p.m.

VOTE:
By consensus, the Commission voted to continue the item to the July 3, 2014 Planning Commission meeting.

CONTINUED PUBLIC HEARINGS

None

OTHER BUSINESS

None

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

None

PLANNING DIRECTOR REPORT

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

ADJOURNMENT

Chair Adams adjourned the meeting at 6:10 p.m. to the next regular scheduled meeting of the Planning Commission to be held June 5, 2014 at the City Council Chambers, 140 West Highway 246, Buellton.

_____
Craig Adams, Planning Commission Chair

ATTEST:

_____
Clare Barcelona, Planning Commission Secretary

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

CITY OF BUELLTON

Planning Commission Agenda Staff Report

Planning Director Review: MPB
Planning Commission Agenda Item No: 2

To:	The Honorable Chair and Commission Members
From:	Irma Tucker, Contract City Planner Marc P Bierdzinski, City Manager
Date:	June 5, 2014
Subject:	Preliminary Review of the Hampton Inn 14-FDP-01 and 14-MND-01

BACKGROUND/DISCUSSION

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 vacant land located east of the intersection of Damassa Road and McMurray Road.

The proposed hotel will cater to both leisure and business travelers, and will employ an estimated 20 full-time-equivalent employees. Amenities include a swimming pool, 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 project site is 3.53 acres with gently rolling topography. The proposed building footprint is 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 proposed buildings consist of one new three story main building, porte cochere, covered patio, and pool building, with a majority of the main building height at 35 feet. Some architectural features reach approximately 41 feet 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 CR Zone limits building height to 35 feet. The proposed building height of 41 feet would require a 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.

The project 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.

Municipal Code Sections 19.04. -140 and -142 require a total of 103 on-site parking spaces, calculated at 1 space per guest room and 1 space per 5 employees, of which 3 spaces shall be ADA accessible. The proposed project plans provide a total of 101 spaces; the on-site parking plan will need to be revised to conform with Municipal Code requirements. The project provides bicycle racks at 2 locations on-site.

Project access will be from McMurray Road. A low monument sign is proposed at the entrance to the site. The driveway entrance needs to be reconfigured in order to accommodate further widening and access for the adjacent property to the north and to provide for a roadway intersection alignment with Damassa Road per City standards.

The project will tie into the City sewer main and will create a water line loop through the project 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.

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 Municipal Code requirements.

A portion of the site is located in the 100-year flood zone; site grading and a net import of fill will be required to bring the building pad into compliance with the City's Floodplain ordinance. The applicant has submitted a Preliminary Drainage and Stormwater Quality Report and a Geotechnical Engineering Report for City staff review.

The project is subject to environmental review and a Mitigated Negative Declaration (MND) will be prepared by the City. Proposals have been requested from outside consultants for the preparation of Air Quality, Greenhouse Gas Emissions and Traffic studies.

The preliminary architectural, landscape, and civil plans are attached.

Initial Staff Review

After an initial review, it appears that the project is potentially consistent with the CR (General Commercial) Zone, Industrial Land Use designation and other applicable Municipal Code requirements.

The following are initial staff comments on the proposed project:

- An easement for potential future vehicular access to the adjacent property on the north and design consideration for further widening of the entrance driveway need to be shown on the plans.
- The proposed building height of 41 feet would require a height limit modification in accordance with Municipal Code Section 19.08.120(G).
- The parking plan needs to be revised to show 2 additional parking spaces per Municipal Code requirements.
- The landscape plan needs to specify tree species in accordance with the City's Approved Tree Planting List.
- A master sign plan needs to be submitted.
- Color elevations and a 3D model will be requested for the public hearing.

Staff will have additional detailed comments on the plans, to be provided at the time of the meeting. Comments and corrections from staff and the Planning Commission will then be summarized in an incomplete letter to the applicant. The applicant will then respond to the incomplete letter with a resubmittal of the project. If the resubmittal meets the requirements contained in the incomplete letter then the project will move forward with a public hearing with the Planning Commission. At that time the Planning Commission would take an action on the project.

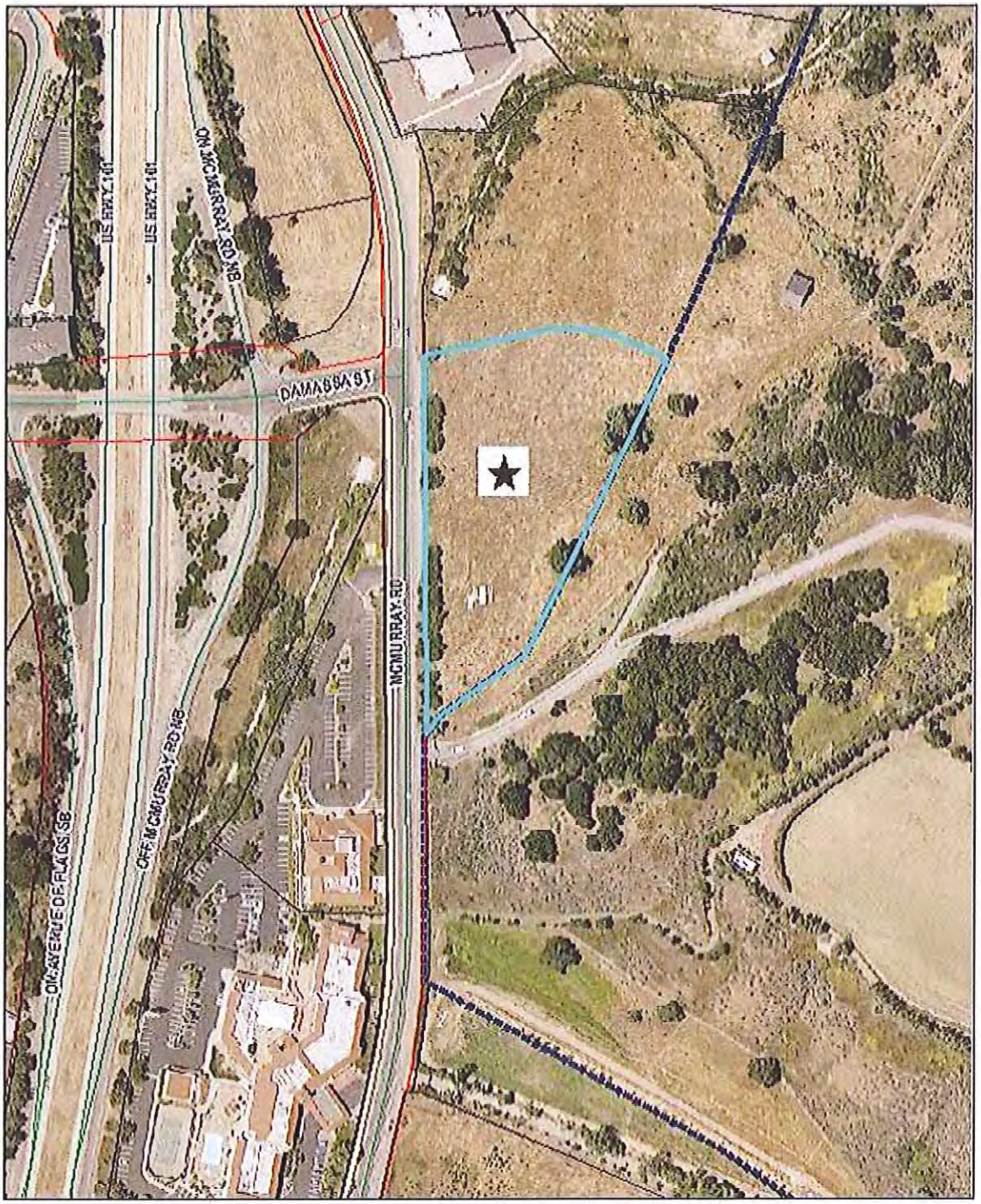
RECOMMENDATION

That the Planning Commission provide direction to the applicant and staff on the proposed project plans.

ATTACHMENTS

Attachment 1 – Vicinity Map
Attachment 2 – Architectural Plans
Attachment 3 – Landscape Plan
Attachment 4 – Civil Plans

Attachment 1 - Vicinity Map



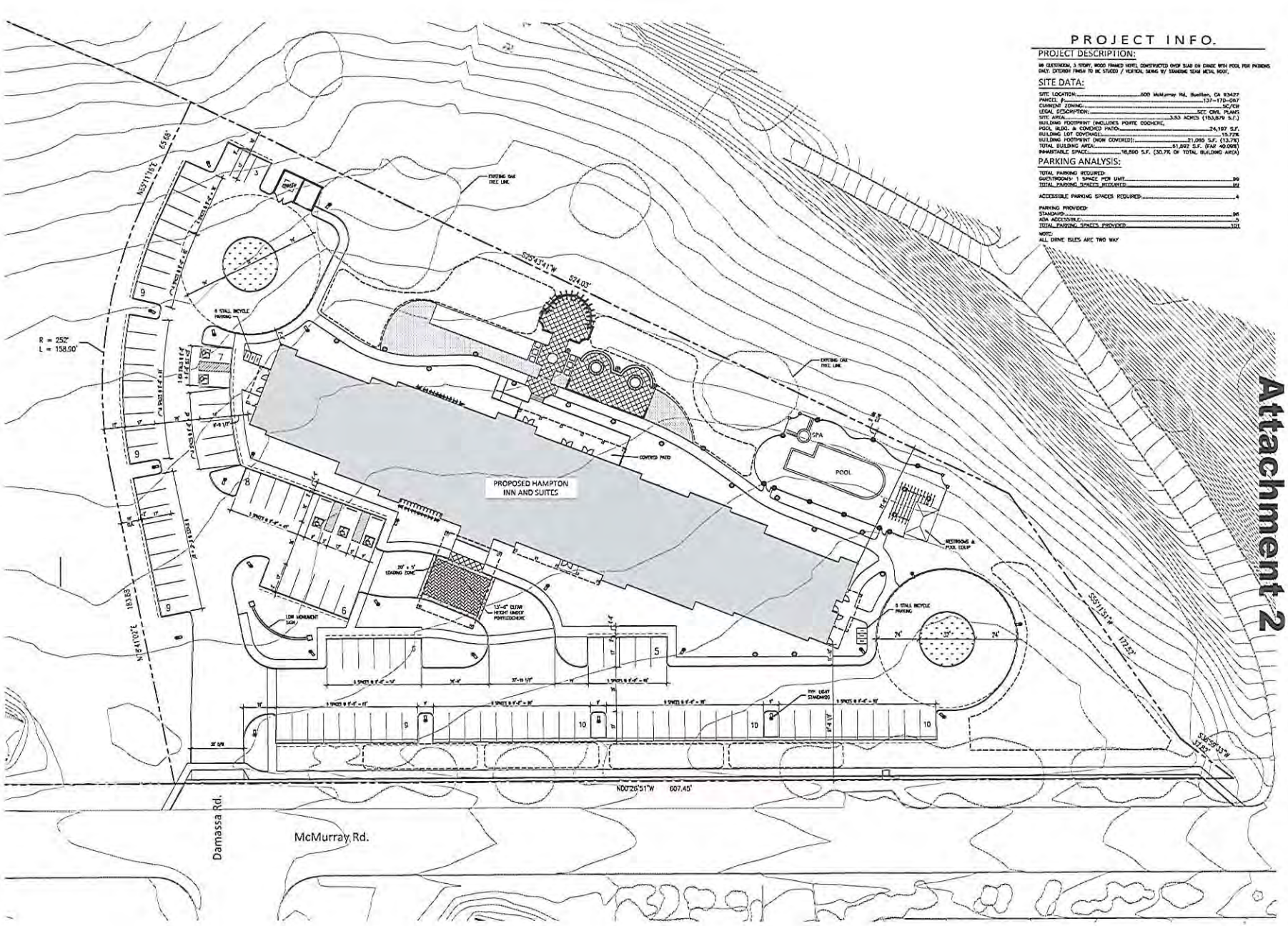
Legend

City Limits

★ Subject Property - Hampton Inn

0 140 280 560 Feet

N



PRELIMINARY SITE PLAN
SCALE: 1" = 30'-0" NORTH

Attachment 2

NOT FOR CONSTRUCTION

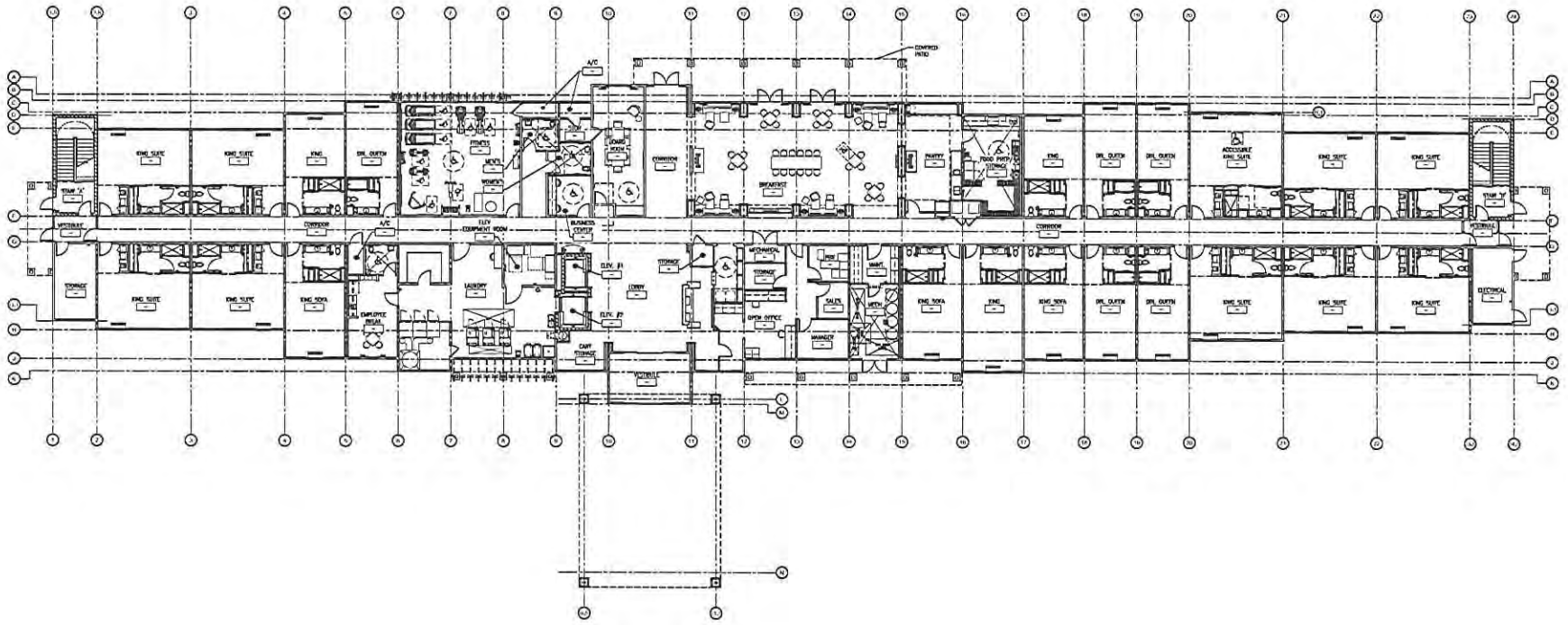
PK ARCHITECTS
PK ARCHITECTS, PC
4516 S. McCLINTOCK DRIVE, #200
TEMPE, ARIZONA 85282
PHONE: (602) 453-1620
FAX: (602) 453-1621

BUELLTON, California

PROJECT NO. 13-311
DATE: 5/01/2014
DRAWN BY: MD
REVIEWED BY: JP

SHEET TITLE: PRELIMINARY SITE PLAN

SHEET NUMBER: A1.1



1st FLOOR - FLOOR PLAN
SCALE: 3/32" = 1'-0"

NOT FOR CONSTRUCTION

PK ARCHITECTS

PK ARCHITECTS, PC
4910 S. McCLINTOCK DRIVE, #208
TEMPE, ARIZONA 85282
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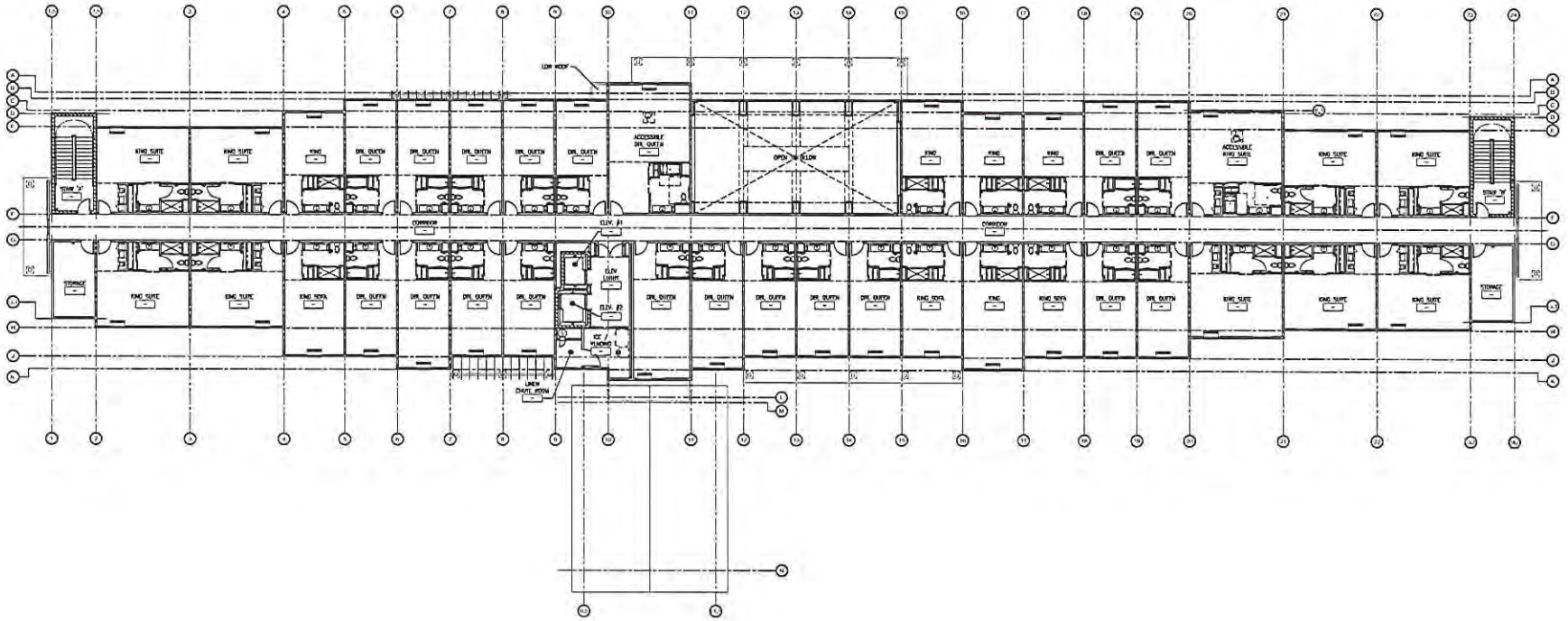
FAX: (602) 283-1821

BUELLTON, California

PROJECT NO.	13-311
DATE	5/01/2014
DRAWN BY	PC
CHECKED BY	JP

SHEET TITLE
1st FLOOR FLOOR PLAN

SHEET NUMBER
A2.1



2nd FLOOR - FLOOR PLAN

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

NORTH

NOT FOR CONSTRUCTION

PK ARCHITECTS

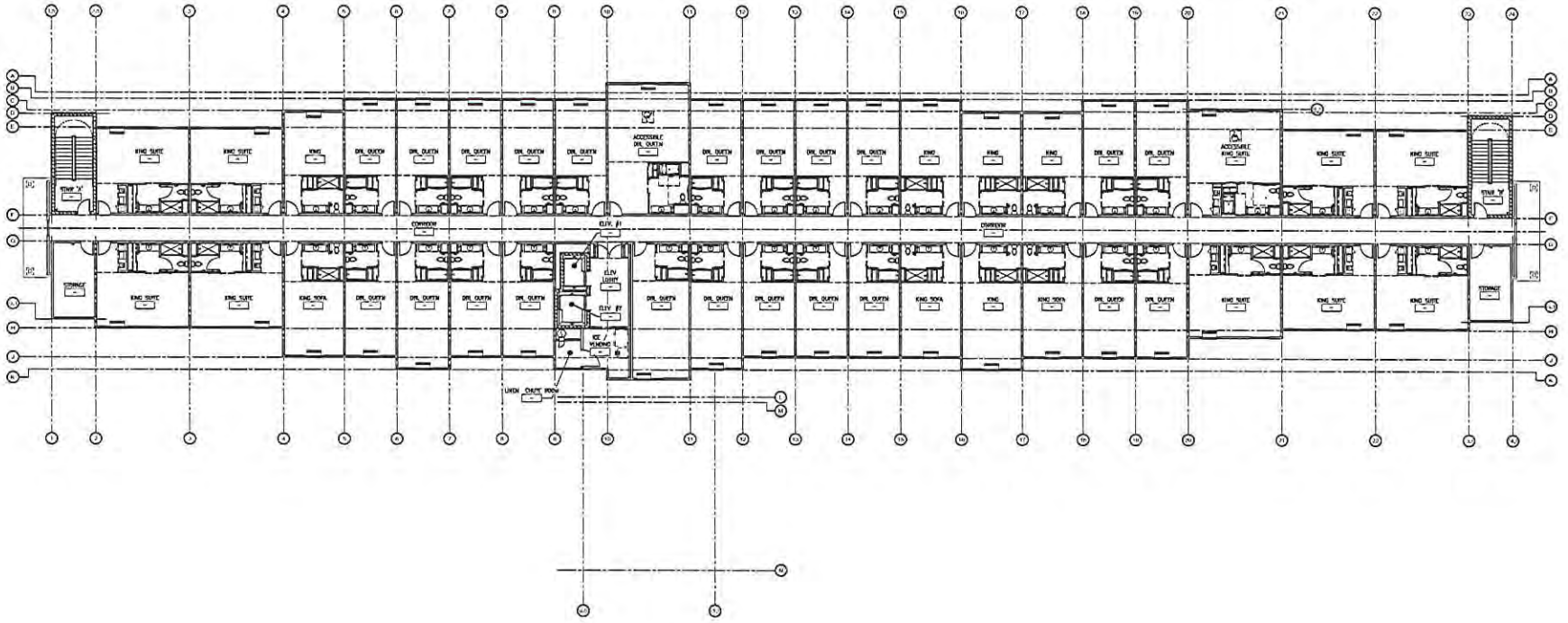
PK ARCHITECTS, PC

BUELLTON, California

PROJECT NO.	13-311
DATE	5/01/2014
DRAWN BY	MC
CHECKED BY	JP

2nd FLOOR FLOOR PLAN

A2.2



3rd FLOOR - FLOOR PLAN

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

NORTH

NOT FOR CONSTRUCTION

PK ARCHITECTS

PK ARCHITECTS, PC

4618 N. McCLINTOCK DRIVE, #208
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FAX: (602) 283-1621

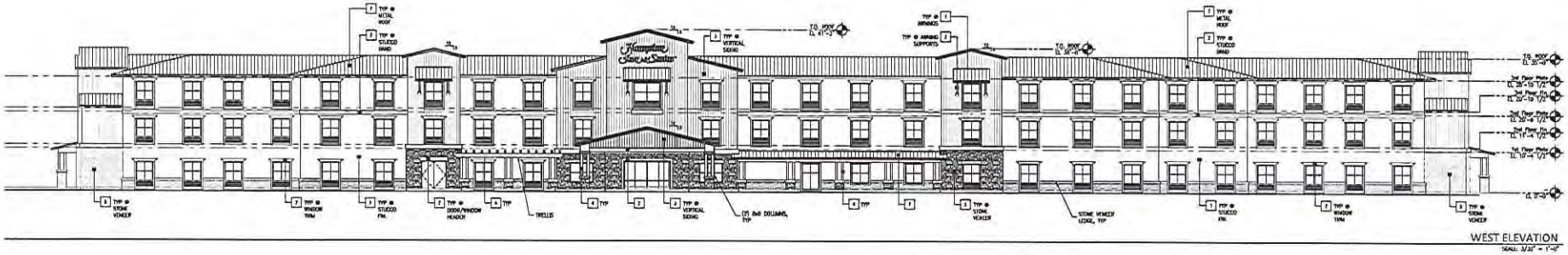
BUELLTON,
California

PROJECT NO:	13-311
DATE:	5/01/2014
DRAWN BY:	RC
CHECKED BY:	JP

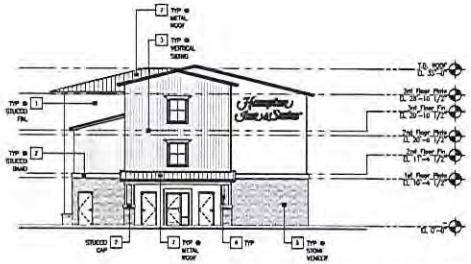
3rd FLOOR
FLOOR PLAN

A2.3

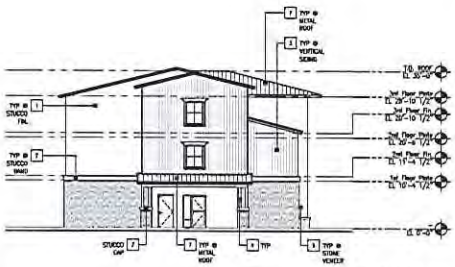
EAST ELEVATION
SCALE: 3/32" = 1'-0"



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



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

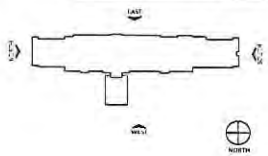


NORTH ELEVATION
SCALE: 3/32" = 1'-0"

COLOR LEGEND:

1 STUCCO FINISH – DESERT SUEDE [DE6204]
2 STUCCO FINISH – BARREL STONE [DE6256]
3 WIDE-COAST SIDING – AGATE GREEN [DE6294]
4 PAINT FINISH – ANCIENT OAKTH [DE6217]
5 STONE VENEER
CORONADO STONE PRODUCTS
COUNTRY CHISLT – DARK BROWN
6 DARK BRONZE ANODIZED ALUMINUM WINDOWS
7 STANDING SEAM METAL ROOF

KEYMAP:



NOT FOR CONSTRUCTION

PK ARCHITECTS

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PHONE: (602) 283-1620
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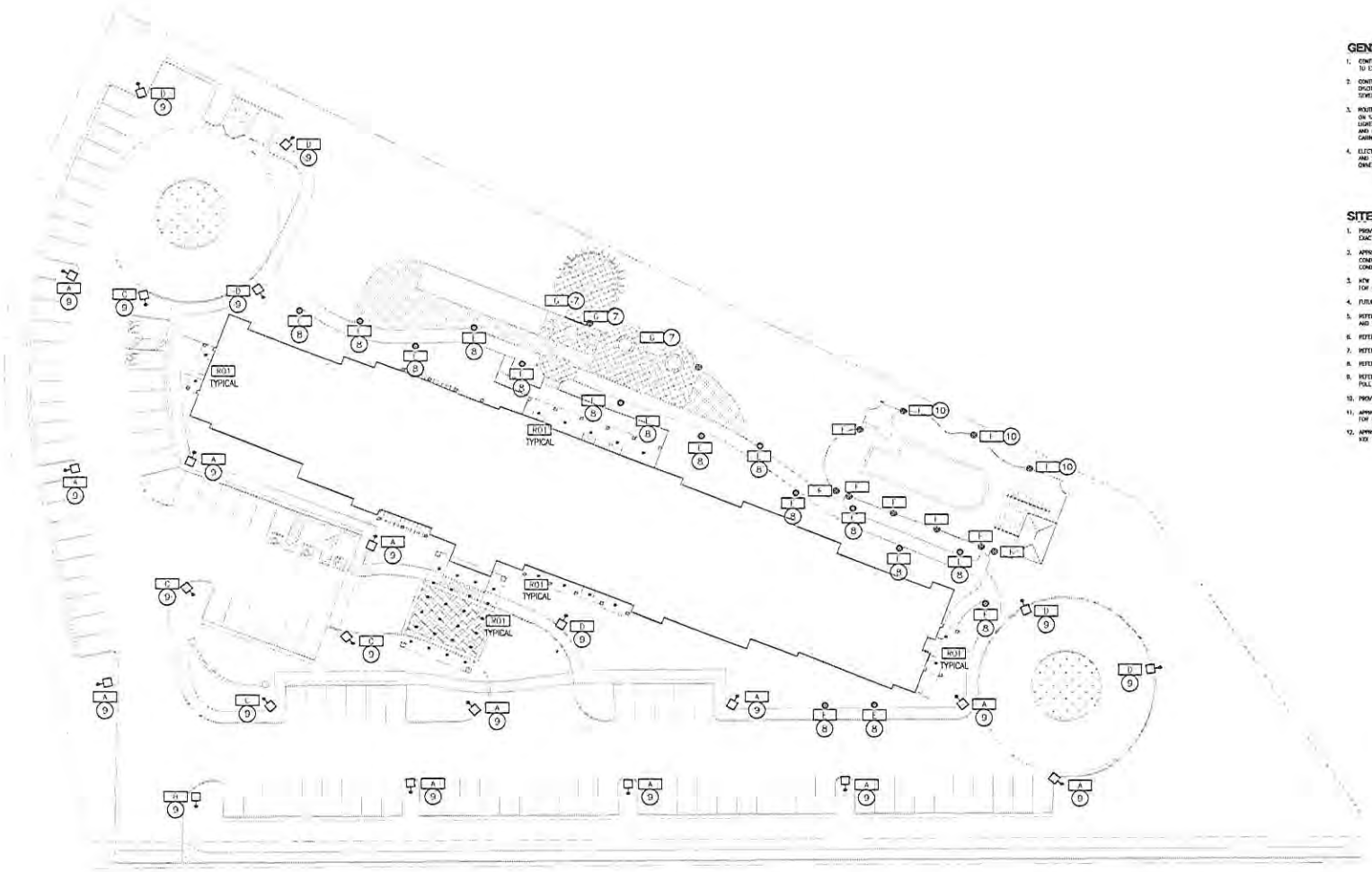
BUELLTON,
California

PROJECT NO:	13-311
DATE:	8/01/2014
DRAWN BY:	RC
CHECKED BY:	JP

SHEET TITLE:
PRELIMINARY ELEVATIONS

SHEET NO:
A3.1

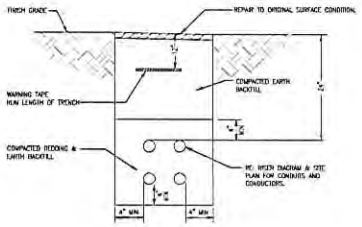


GENERAL SITE NOTES:

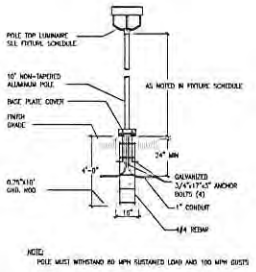
1. CONTRACTOR SHALL CONTACT UNDERGROUND UTILITY LOCATING SERVICE PRIOR TO EXCAVATION FOR ELECTRICAL WORK.
2. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL OTHER SITE DISCIPLINES INCLUDING BUT NOT LIMITED TO TRADES ASSOCIATED WITH WATER, SEWER, AND GAS INSTALLATIONS.
3. ROUTE ALL EXTERIOR LIGHTING (INCLUDING SOFFIT AND AREA LIGHTING SHOWN ON SHEET E2.0L AND E2.1L) THROUGH A LIGHTING CONTACTOR. LOCATE LIGHTING CONTACTOR IN ELECTRICAL ROOM. PROVIDE PHOTO-CELL ON ROOF AND ELECTRO-MECHANICAL 7-DAY TIME CLOCK ADJACENT TO CONTACTOR CABINET. REFER TO DETAIL 9, SHEET XXX.
4. ELECTRICAL CONTRACTOR SHALL COORDINATE UTILITY WORK REQUIRED BY IPCO AND SHALL FORWARD IPCO WORK ORDER IMAGES TO OWNER FOR PAYMENT BY OWNER.

SITE KEY NOTES:

1. PROVIDE (1) 4"DD WITH PULL CORD FOR TELEPHONE SERVICE CABLE. VERIFY EXACT LOCATION OF CONDUIT WITH TELEPHONE COMPANY.
2. APPROXIMATE ROUTING/LOCATION OF IPCO PRIMARY UNDERGROUND CONDUIT/CONDUCTORS. SHOWN FOR REFERENCE ONLY. IPCO PROVIDE CONDUIT, CONDUCTORS, AND TERMINATIONS BY IPCO.
3. NEW TRANSFORMER AND PAD BY IPCO. COORDINATE WITH IPCO AS REQUIRED FOR CONSTRUCTION SCHEDULE.
4. FUTURE SIGN. 1"CSD TO ABOVE PANEL LA
5. REFER TO DETAIL 9X, SHEET XXX, ONE-LINE (RISER) DIAGRAM FOR CONDUIT AND WIRE REQUIREMENTS.
6. REFER TO DETAIL 4, THIS SHEET FOR TYPICAL TRENCHING DETAIL.
7. REFER TO DETAIL 3, THIS SHEET FOR POST TOP FIXTURE DETAIL.
8. REFER TO DETAIL 2, THIS SHEET FOR BOLLARD FIXTURE DETAIL.
9. REFER TO DETAIL 1, THIS SHEET FOR POLE BASE DETAIL. TYPICAL ALL LIGHT POLE BASES.
10. PROVIDE FIXTURE WITH HOUSE SIDE SHIELD.
11. APPROXIMATE LOCATION OF MAIN SWITCHBOARD "MSB." REFER TO SHEET XXX FOR EXACT LOCATION.
12. APPROXIMATE LOCATION OF TELEPHONE TERMINAL BOARD. REFER TO SHEET XXX FOR EXACT LOCATION.

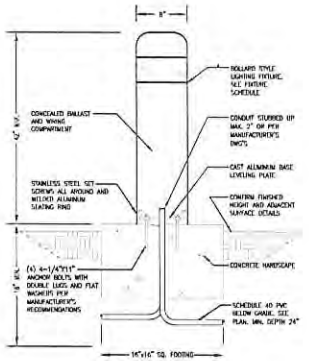


4 UNDERGROUND CONDUIT DETAIL
Scale: 4

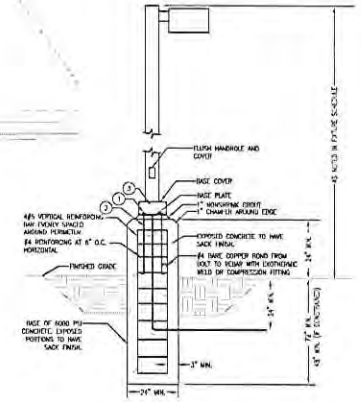


NOTE:
POLE MUST WITHSTAND 80 MPH SUSTAINED LOAD AND 100 MPH GUSTS

3 SIDEWALK POLE LIGHT DETAIL
SCALE: N.T.S.



2 BOLLARD LIGHT DETAIL
Scale: 2



POLE BASE DETAIL GENERAL NOTES:

1. CONCRETE DESIGN STRENGTH, f'c=2500psi. SPECIAL INSPECTION NOT REQUIRED.
2. WHERE CONCRETE SLAB OR PAVING IS IN DIRECT CONTACT WITH POLE BASE, THE BASE IS CONSTRAINED AND THE FOOTING SIZED MAY BE REDUCED AS NOTED.

POLE BASE DETAIL KEYED NOTES:

1. PROVIDE STAINLESS STEEL LOCKNUTS AND LOCKWASHERS.
2. PROVIDE ANCHOR BOLTS TO MATCH PATTERN AS PROVIDED BY MANUFACTURER.
3. STUB 3/4"Ø-6" ABOVE POLE BASE.

1 POLE BASE DETAIL
SCALE: N.T.S.

NOT FOR CONSTRUCTION

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PHONE: (602) 283-1620
FAX: (602) 283-1621

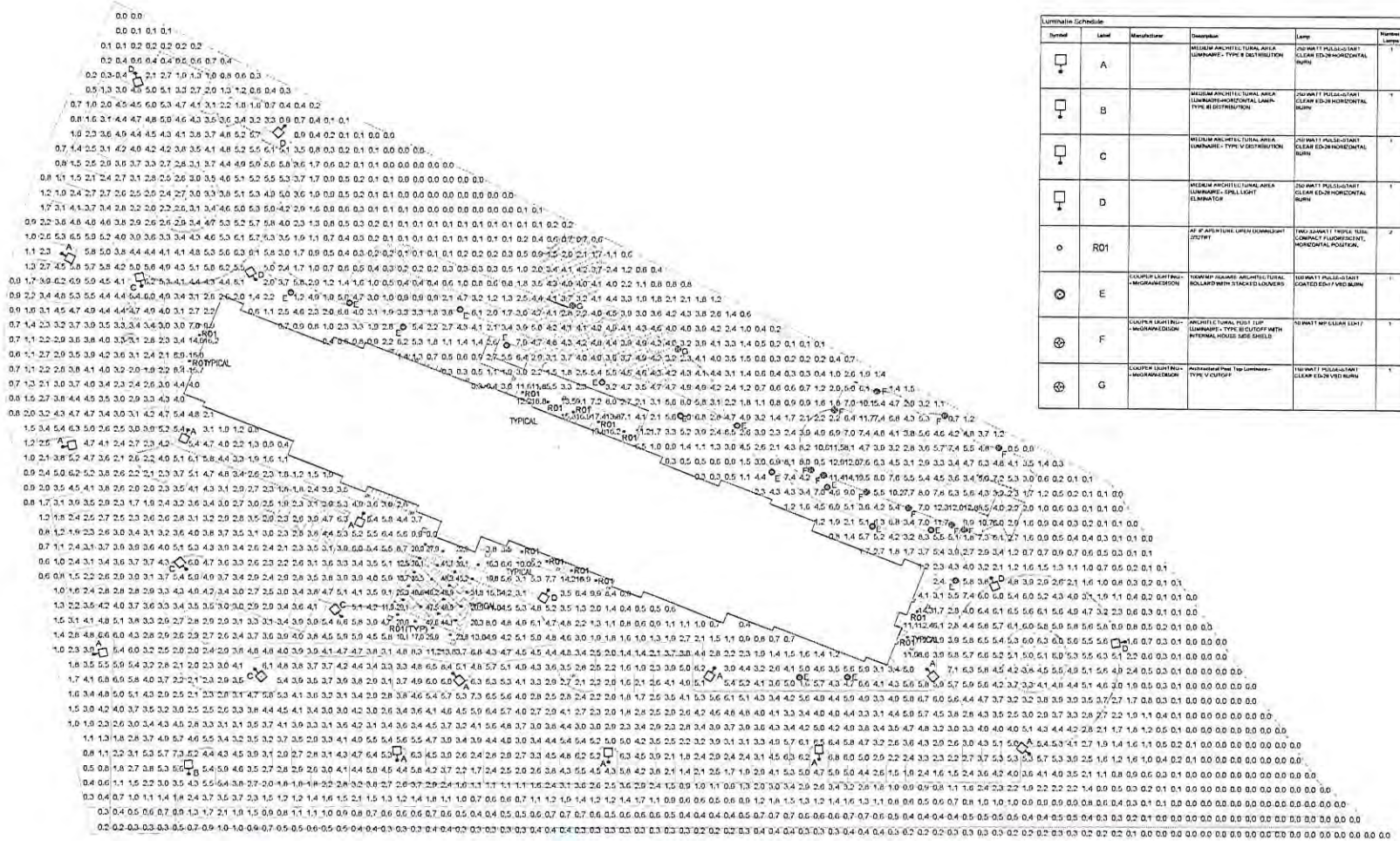
BUELLTON, California

Project No. 13-311
Date: 4/14/2014
Drawn By: JJP
Checked By: JJP

SITE ELECTRICAL PLAN

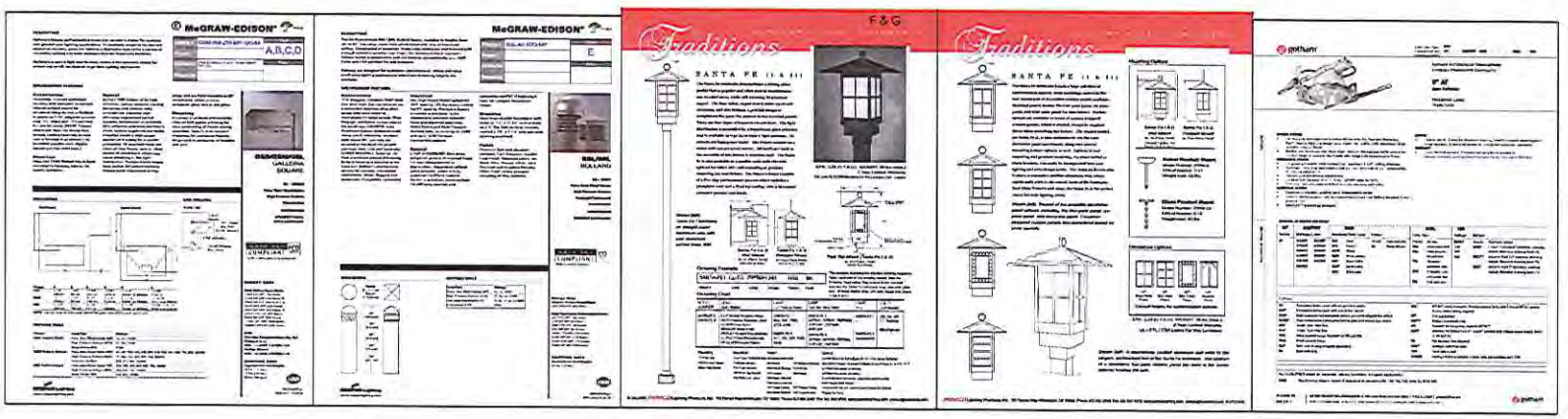
E1-0

THESE PLANS ARE THE PROPERTY OF PK ARCHITECTS, PC AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PK ARCHITECTS, PC. ALL RIGHTS RESERVED



Luminaire Schedule

Symbol	Label	Manufacturer	Description	Lamp	Number Lamps	Catalog Number	Lumens per Lamp	Wattage
	A		MEDIUM ARCHITECTURAL AREA LUMINAIRE - TYPE II DISTRIBUTION	250 WATT PULSE-START CLEAR ED-28 HORIZONTAL BURN	1	GSMA-FS-250MP-FS-2G-PC	23000	295
	B		MEDIUM ARCHITECTURAL AREA LUMINAIRE-HORIZONTAL LAMP-TYPE III DISTRIBUTION	250 WATT PULSE-START CLEAR ED-28 HORIZONTAL BURN	1	GSMA-FS-250MP-FS-3G-PC-Fox Lock	23000	295
	C		MEDIUM ARCHITECTURAL AREA LUMINAIRE - TYPE V DISTRIBUTION	250 WATT PULSE-START CLEAR ED-28 HORIZONTAL BURN	1	GSMA-FS-250MP-SQ-FS-PC	23000	295
	D		MEDIUM ARCHITECTURAL AREA LUMINAIRE - SPILL LIGHT ELIMINATOR	250 WATT PULSE-START CLEAR ED-28 HORIZONTAL BURN	1	GSMA-FS-250MP-SLE-SQ-PC	23000	295
	R01		AF IP APERTURE OPEN DOWNLIGHT 2TQTRT	TWO 32-WATT TRIPLE TUBE COMPACT FLUORESCENT, HORIZONTAL POSITION.	2	AF 2TQTRT 8AR	3400	66
	E	COOPER LIGHTING - McGRAW-EDISON	100 WATT SQUARE ARCHITECTURAL ROLLED WITH STACKED LOUVERS	100 WATT PULSE-START COATED ED-17 VRD BURN	1	RSX1-FS-100-MP	7900	100
	F	COOPER LIGHTING - McGRAW-EDISON	ARCHITECTURAL POST TOP LUMINAIRE - TYPE III CUTOFF WITH INTERNAL HOUSE SIDE SHIELD	70 WATT MP CLEAR ED17	1	GLC-70MP-A-3C-EHS	14000	90
	G	COOPER LIGHTING - McGRAW-EDISON	Architectural Post Top Luminaire - TYPE V CUTOFF	150 WATT PULSE-START CLEAR ED-28 VRD BURN	1	GLC-150MP-S-5C-CSA	14000	165



NOT FOR CONSTRUCTION

PK ARCHITECTS

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4819 S. McCLINTOCK DRIVE, #208
TEMPE, ARIZONA 85282
PHONE: (602) 283-1620
FAX: (602) 283-1621

BUELLTON, California

PROJECT NO.	13-311
DATE	4/14/2014
DRAWN BY	JJF
CHECKED BY	JJF

SHEET TITLE: SITE PHOTOMETRIC PLAN

E1-1

PRELIMINARY HARDSCAPE - LANDSCAPE DESIGN

HAMPTON INN & SUITES

MCMURRAY & DAMASSA ROAD ~ BUELLTON, CALIFORNIA

Robert Andrew Fowler
LANDSCAPE ARCHITECT
A.S.L.A. #2009
319 W. HALEY ST. - SUITE #302
SANTA BARBARA, CA. 93101
PH: 805.730.1955 • F: 805.730.1960

NORTH

1ST. SUBMITTAL
1st. Release Date: April 28, 2014

GRAPHIC SCALE
(IN FEET)
0 10 20 30 40 60
1" = 20' - 0"

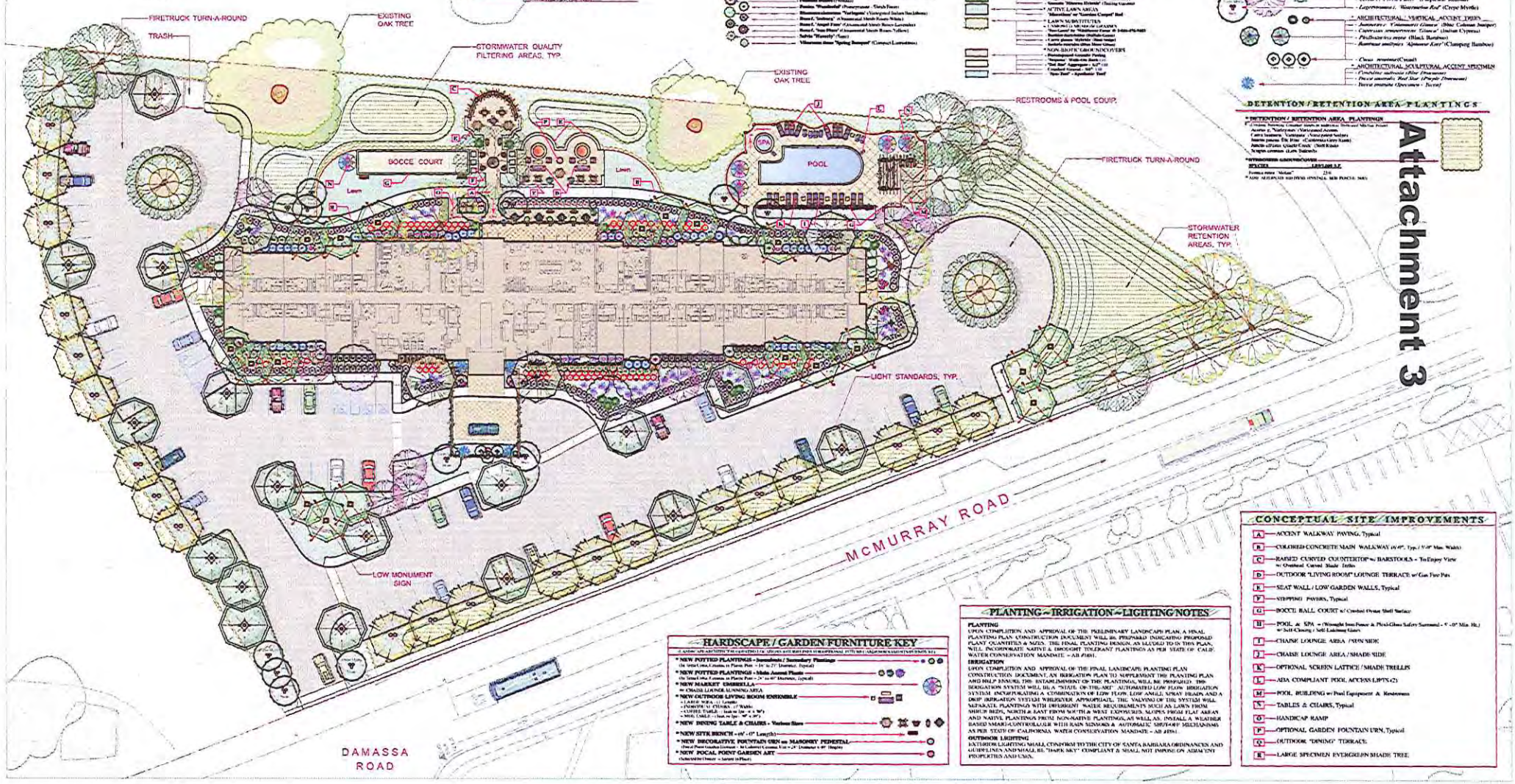
PRELIMINARY PLANT PALETTE

UNDERSTORY NATIVE PLANTINGS PALETTE

UNDERSTORY PLANTINGS PALETTE

UNDERSTORY PLANTINGS PALETTE

TREE PLANTINGS PALETTE



DETENTION / RETENTION AREA PLANTINGS

Attachment 3

HARDSCAPE / GARDEN FURNITURE KEY

- NEW POTTED PLANTINGS - Immediate / Secondary Plantings
- NEW POTTED PLANTINGS - Shrubs Accent Plants
- NEW MARKET UMBRELLA
  - CHAISE LOUNGE SEATING AREA
- NEW OUTDOOR LIVING ROOM ENSEMBLE
  - LARGE SOFA - (1 Couch)
  - INDIVIDUAL CHAIRS - (2 Wide)
  - COFFEE TABLE - (each in Set - 4 x 4' W)
  - SIDE TABLE - (each in Set - 30" x 30")
- NEW DINING TABLE & CHAIRS - Various Sizes
- NEW SITE BENCH - (6' - 0" Length)
- NEW DECORATIVE FOUNTAIN URN on MASONRY PEDESTAL
- NEW FOCAL POINT GARDEN ART

CONCEPTUAL SITE IMPROVEMENTS

- A — ACCENT WALKWAY PAVING, Typical
- B — COLORED CONCRETE MAIN WALKWAY (6'-0" Typ. / 5'-0" Min. Width)
- C — RAISED CURVED COUNTERTOP w/ BARSTOOLS ~ To Enjoy View w/ Overhead Curved Shade Trellis
- D — OUTDOOR "LIVING ROOM" LOUNGE TERRACE w/ Gas Fire Pits
- E — SEAT WALL / LOW GARDEN WALLS, Typical
- F — STEPPING PAVERS, Typical
- G — BOCCE BALL COURT w/ Crushed Oyster Shell Surface
- H — POOL & SPA (Wrought Iron Fence & Plexi-Glass Safety Surround - 5' - 0" Min. Ht.) w/ Self-Closing / Self-Latching Gates
- I — CHAISE LOUNGE AREA / SUN SIDE
- J — CHAISE LOUNGE AREA / SHADE SIDE
- K — OPTIONAL SCREEN LATTICE / SHADE TRELLIS
- L — ADA COMPLIANT POOL ACCESS LIFTS (2)
- M — POOL BUILDING w/ Pool Equipment & Restrooms
- N — TABLES & CHAIRS, Typical
- O — HANDICAP RAMP
- P — OPTIONAL GARDEN FOUNTAIN URN, Typical
- Q — OUTDOOR "DINING" TERRACE
- R — LARGE SPECIMEN EVERGREEN SHADE TREE

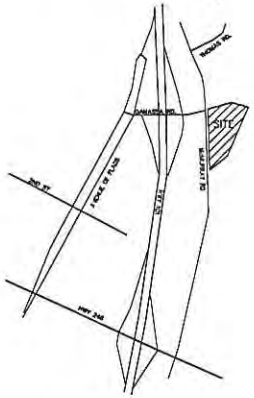
PLANTING ~ IRRIGATION ~ LIGHTING NOTES

PLANTING
UPON COMPLETION AND APPROVAL OF THE PRELIMINARY LANDSCAPE PLAN, A FINAL PLANTING PLAN CONSTRUCTION DOCUMENT WILL BE PREPARED INDICATING PROPOSED PLANT QUANTITIES & SIZES. THE FINAL PLANTING DESIGN, AS LAYED TO IN THIS PLAN, WILL INCORPORATE NATIVE & DROUGHT TOLERANT PLANTINGS AS PER STATE OF CALIF. WATER CONSERVATION MANDATE ~ AB #1881.

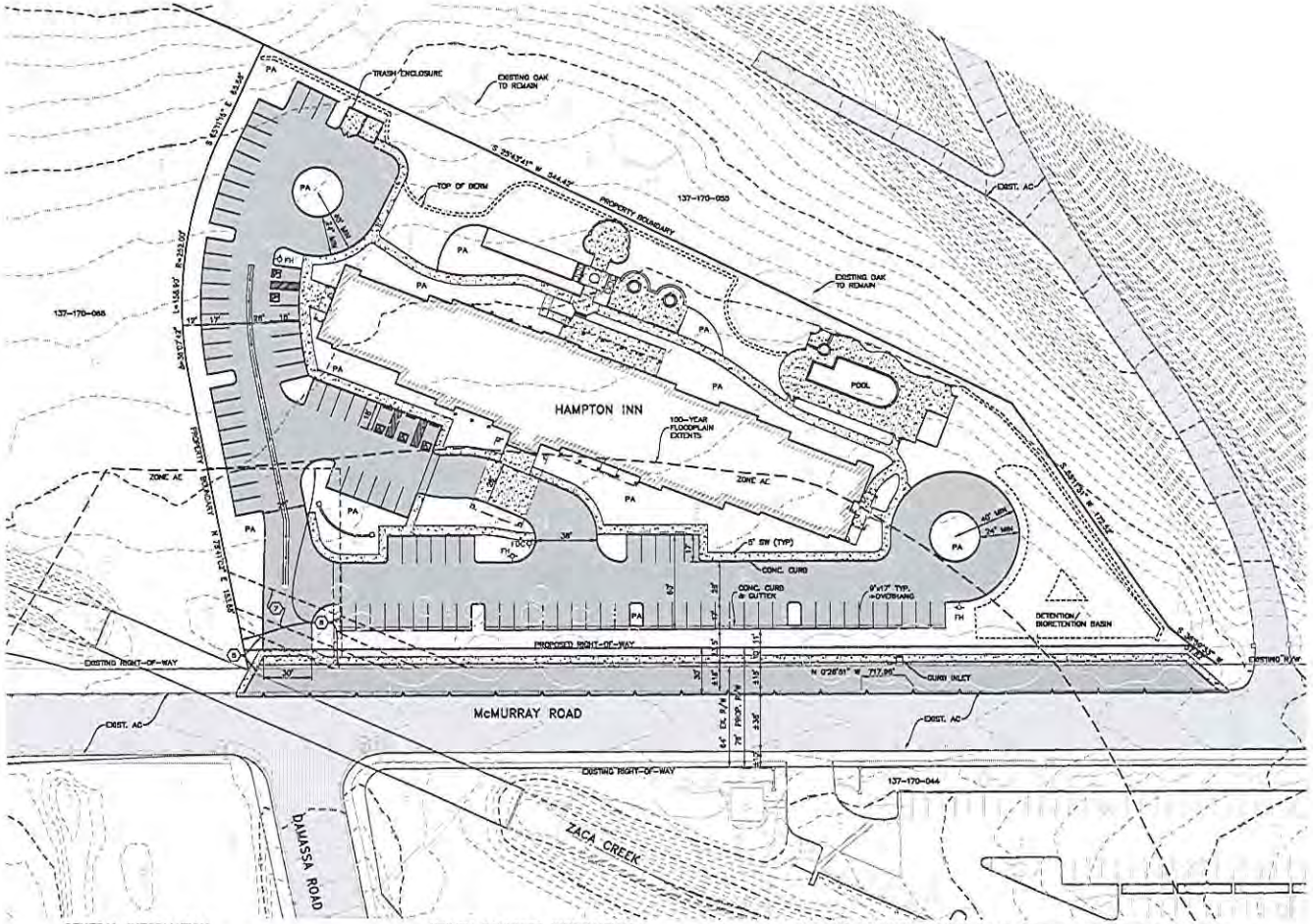
IRRIGATION
UPON COMPLETION AND APPROVAL OF THE FINAL LANDSCAPE PLANTING PLAN CONSTRUCTION DOCUMENT, AN IRRIGATION PLAN TO SUPPLEMENT THE PLANTING PLAN AND HELP ENSURE THE ESTABLISHMENT OF THE PLANTINGS, WILL BE PREPARED. THE IRRIGATION SYSTEM WILL BE A "STATE OF THE ART" AUTOMATED LOW FLOW IRRIGATION SYSTEM INCORPORATING A COMBINATION OF LOW FLOW, LOW ANGLE SPRAY HEADS AND A DRIP IRRIGATION SYSTEM WHEREVER APPROPRIATE. THE VALVING OF THE SYSTEM WILL SEPARATE PLANTINGS WITH DIFFERENT WATER REQUIREMENTS SUCH AS LAWN FROM SHRUB BEDS, NORTH & EAST FROM SOUTH & WEST EXPOSURES, SLOPES FROM FLAT AREAS AND NATIVE PLANTINGS FROM NON-NATIVE PLANTINGS, AS WELL AS, INSTALL A WEATHER BASED SMART CONTROLLER WITH RAIN SENSOR & AUTOMATIC SHUT-OFF MECHANISMS AS PER STATE OF CALIFORNIA WATER CONSERVATION MANDATE ~ AB #1881.

OUTDOOR LIGHTING
EXTERIOR LIGHTING SHALL CONFORM TO THE CITY OF SANTA BARBARA ORDINANCES AND GUIDELINES AND SHALL BE "DARK SKY" COMPLIANT & SHALL NOT IMPOSE ON ADJACENT PROPERTIES AND UNITS.

VICINITY MAP
SCALE: N.T.S.



AREA MAP
SCALE: N.T.S.



SURVEYOR'S NOTES

1. MAPPING

TOPOGRAPHIC MAPPING WAS COMPILED AT A SCALE OF 1"=20', WITH A ONE FOOT CONTOUR INTERVAL, USING STANDARD PHOTOGRAMMETRIC METHODS AND PROCEDURES BY COOPER AERIAL SURVEYS INC. FROM AERIAL PHOTOGRAPHY FEBRUARY 22, 2014.

AERIAL PHOTOGRAPHY
THE AERIAL PHOTOGRAPHY USED AS THE BACKGROUND FOR THIS MAP WAS OBTAINED ON FEBRUARY 22, 2014 BY COOPER AERIAL SURVEYS. THE PHOTOGRAPHY HAS BEEN CONVERTED INTO A DIGITAL FORMAT AND CORRECTED FOR HORIZONTAL AND VERTICAL DISTORTION USING STANDARD PHOTOGRAMMETRIC METHODS.

2. BOUNDARY INFORMATION

THE BOUNDARY INFORMATION SHOWN HEREON IS COMPILED FROM LOT LINE ADJUSTMENT 05-LLA-02 RECORDED JANUARY 24, 2007 AS INSTRUMENT No. 2007-5592 OFFICIAL RECORDS, WITH THE COUNTY RECORDER, COUNTY OF SANTA BARBARA, CALIFORNIA. THE COMPILED DESCRIPTION WAS ORIENTED TO THE TOPOGRAPHIC MAP BASED ON EXISTING FENCES. THE BOUNDARY IS ONLY APPROXIMATE AND SHOULD NOT BE RELIED UPON UNTIL THE FULL BOUNDARY RETRACEMENT IS COMPLETED.

3. BASIS OF BEARINGS AND COORDINATES

BEARINGS SHOWN ON THIS MAP ARE REFERENCED TO THE CALIFORNIA COORDINATE SYSTEM, NAD 83, ZONE 5 GRID (EPOCH 1991.35). THIS SURVEY TIED TO STATION 2010-012 PER RECORD OF SURVEY FILED IN BOOK 177, PAGES 89-90, AND STATION TJPN PER RECORD OF SURVEY FILED IN BOOK 171, PAGES 24-25.

ALL DISTANCES AND COORDINATES ARE REFERENCED TO CALIFORNIA COORDINATE SYSTEM, NAD 83, ZONE 5 GRID (EPOCH 1991.35) AND ARE EXPRESSED IN US SURVEY FOOT UNITS.

THE SITE COMBINATION FACTOR IS 0.99991258 AND THE SITE MAPPING ANGLE IS -1°14'57", BOTH CALCULATED AT FOUND STATION 2010-012.

4. ELEVATIONS

ELEVATIONS SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), DEFINED LOCALLY BY GPS TIES TO HORIZONTAL CONTROL STATIONS 2010-012 LISTED ABOVE. 2010-012 ELEVATION = 377.46 US FEET

5. FLOOD ZONE

ZONE AE; OUTSIDE 1% CHANCE ANNUAL FLOODPLAIN.

GENERAL INFORMATION

OWNER
OCEAN PARK HOTELS
CONTACT: JIM FLAGG
710 PIERO LANE, #14
SAN LUIS OBISPO, CA 93401
(805) 544-0812

ARCHITECT
PK ARCHITECTS
CONTACT: JEFF PAWLOWSKI
4513 S. MCCLINTOCK DR., SUITE 206
ENGLEWOOD, CO 80112
(602) 283-1621

LANDSCAPE ARCHITECT
ROBERT ANDREW FOWLER ASLA
CONTACT: ROB FOWLER
315 WEST HALEY STREET, STE 202
SANTA BARBARA, CA 93101
(805) 730-7355

CIVIL ENGINEER
PENFIELD & SMITH ENGINEERS
CONTACT: GEREMY SALTS
111 E. VICTORIA STREET
SANTA BARBARA, CA 93101
(805) 963-9532

GEOTECHNICAL ENGINEER
EARTH SYSTEMS PACIFIC
CONTACT: DOUG DUNHAM
2049 NORTH PREISKER LANE, SUITE E
SANTA MARIA, CA 93454
(805) 928-2991

UTILITY PROVIDER INFORMATION

SEWER
CITY OF BUELLTON
(805) 686-0137

GAS
SOUTHERN CALIFORNIA GAS
P.O. BOX 818
GOLETA, CA 93116
(805) 681-6018

CABLE
COMCAST CABLE
2323 THOMPSON WAY
SANTA MARIA, CA 93455
(800) 266-2278

WATER
CITY OF BUELLTON
(805) 686-0137

ELECTRIC
PACIFIC GAS AND ELECTRIC
4325 S. HIGUERA ST
SAN LUIS OBISPO, CA 93401 (805)
546-3868

PHONE
VERIZON
404 S. PATTERSON AVENUE
GOLETA, CA 93111
(805) 967-2765

EXISTING EASEMENTS (EASEMENT NUMBERS CORRESPOND TO PRELIMINARY TITLE REPORT EXCEPTIONS)

5. EASEMENT IN FAVOR OF THE STATE OF CALIFORNIA FOR DRAINAGE IN 12/17/1963 INST #53348 BK2928 PG895 OF OFFICIAL RECORDS.
6. EASEMENT FOR CUT & FILL SLOPES IN 03/30/1966 INST #10832 BK2145 PG1149 OF OFFICIAL RECORDS (NOT PLOTTABLE)
7. EASEMENT IN FAVOR OF THE BUELLTON COMMUNITY SERVICES DISTRICT FOR SEWER LINES IN 12/11/1978 INST #78-57112 OF OFFICIAL RECORDS.
8. EASEMENT IN FAVOR OF PARCEL 137-170-068 FOR INGRESS, EGRESS & UTILITIES IN BK58 PG20 OF PARCEL MAP.

SCALE: 1"=30'
0 30 60 90

FOR REDUCED PLANS
ORIGINAL SCALE IN INCHES
0 1 2 3

NO.	DATE	REVISIONS	APP'D

Penfield & Smith
Engineering • Surveying • Planning
Construction Management
111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532 Fax: (805) 966-9801

DESIGN: DMP CHECKED: GDS
GUY GEREMY SALTS DATE:
PROJECT ENGINEER
R.C.E. 60,688

CITY OF BUELLTON
REVIEWED BY:
SIGNATURE DATE

PRELIMINARY DEVELOPMENT PLAN
SITE PLAN AND NOTES
HAMPTON INN – APN 137-170-067
CITY OF BUELLTON, CA

P&S PROJECT NO. 213017.01
SHEET 1 OF 2
PLAN DATE 5/7/14

Attachment 4

PLOT DATE: 5/7/2014 10:50:33 AM PLOT SCALE: 1:1
PLOT BY: Tracy Parks
G:\DWG Std\ DATE: 5/7/2014 10:48:58 AM
43-004

EARTHWORK

EARTHWORK ESTIMATES:

CUT: 4,000 CUBIC YARDS
FILL: 8,500 CUBIC YARDS
IMPORT: 2,500 CUBIC YARDS
EXPORT: 0 CUBIC YARDS

EARTHWORK NOTES:

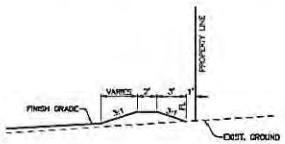
THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISH GRADE OR SUBGRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS ON THE PLAN. PROPOSED FINISH GRADE IS DEFINED AS THE DESIGN SURFACE ELEVATION OF EARTH TO BE CONSTRUCTED. PROPOSED SUBGRADE ELEVATION IS DEFINED AS THE DESIGN SURFACE ELEVATION OF EARTH TO BE CONSTRUCTED BENEATH PAVEMENTS OR STRUCTURES.

THE EARTHWORK QUANTITIES ABOVE ARE FOR BUILDING PERMIT PURPOSES ONLY. THEY HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, CLEARING AND GRUBBING, SHRINKAGE, OVER EXCAVATION AND RE-COMPACTION, AND CONSTRUCTION METHODS.

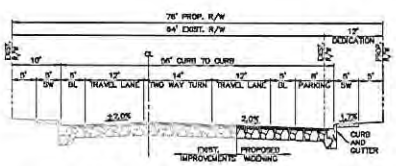
THE CONTRACTOR SHALL PERFORM AN EARTHWORK ESTIMATE FOR THE PURPOSE OF PREPARING A LUMP SUM BID PRICE FOR EARTHWORK. THE BID PRICE SHALL INCLUDE COSTS FOR ANY NECESSARY IMPORT AND PLACEMENT OF EARTH MATERIALS OR THE EXPORT AND PROPER DISPOSAL OF EXCESS EARTH MATERIALS.

LEGEND

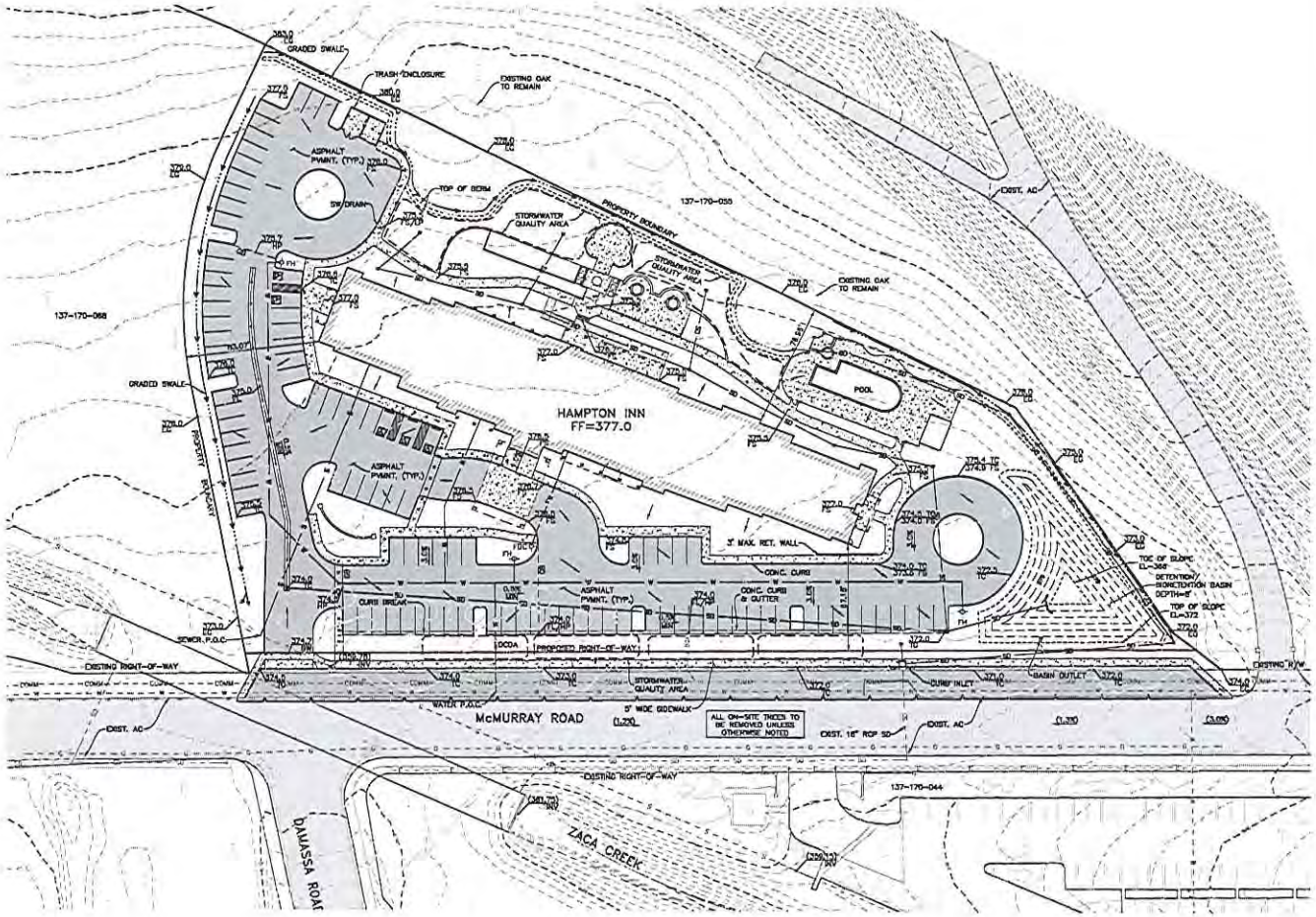
- PROPERTY BOUNDARY/RIGHT OF WAY
- EXISTING EASEMENT
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- PROPOSED WATER
- EXISTING COMMUNICATIONS
- EXISTING GAS
- EXISTING SEWER
- EXISTING STORM DRAIN
- EXISTING WATER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- SAWCUT LINE
- FLOW LINE
- GRADED SWALE
- ADA PATH OF TRAVEL
- GRADE BREAK
- EXISTING AC PAVEMENT
- PROPOSED AS PAVEMENT
- PROPOSED CONCRETE
- DROP INLET
- FH FIRE HYDRANT
- FDC FIRE DEPARTMENT CONNECTION



BERM DETAIL
SCALE = 1"=5'



TYPICAL SECTION—McMURRAY ROAD
HORIZ: 1" = 10'
VERT: 1" = 5'



SCALE: 1"=30'

FOR REDUCED PLANS ORIGINAL SCALE IN INCHES

NO.	DATE	REVISIONS	APPD.

Penfield & Smith
Engineering • Surveying • Planning • Construction Management
111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532 Fax: (805) 966-9801

DESIGN DWP CHECKED GGS
GUY GERSHY WALTS DATE:
PROJECT ENGINEER
R.C.E. 60,488

CITY OF BUELLTON
REVIEWED BY:
SIGNATURE DATE

PRELIMINARY DEVELOPMENT PLAN
GRADING AND IMPROVEMENT PLAN
HAMPTON INN – APN 137-170-067
CITY OF BUELLTON, CA

P&S PROJECT NO. 21307.01
SHEET 2 OF 2
PLAN DATE 5/7/14

CITY OF BUELLTON

Planning Commission Agenda Staff Report

Planning Director Review: MPB
Planning Commission Agenda Item No: 3

To:	The Honorable Chair and Commission Members
From:	Angela Perez, Assistant Planner
Date:	June 5, 2014
Subject:	Preliminary Review of the Village Senior Apartments 14-FDP-02

BACKGROUND/DISCUSSION

Owner: Oak Springs Village Properties, LLC
Applicant/Agent: Nicole Norori, Cabrillo Economic Development Corporation
Zoning: CR-SP (General Commercial-Specific Plan)
APN: 137-090-045 (portion)

The proposed project is the development of a 50-unit affordable senior apartment complex on vacant land located at the Village Specific Plan site. The site is 2 acres. The project consists of one building with two and three stories. The highest point on the building is 36.33 feet. The maximum height permitted is 35 feet. A Development Plan Modification would be required for the height. The architecture is Ranch as described in the Community Design Guidelines.

The project consists of 49 one-bedroom units and 1 two-bedroom manager's unit. The one bedroom units will be rented to seniors who qualify as very low income households. The income of a household would be no more than 50% of the Area Median Income. A community garden, pedestrian paths, private patios/balconies, a community room and offices for Cabrillo Economic Development staff and other senior service providers will be included with the project. This project would satisfy the affordable housing requirement for the Village Specific Plan. An affordable housing agreement would also be required.

Parking would conform to the requirements of the Buellton zoning ordinance (61 spaces required, 77 spaces proposed). Project access would be from Valley Vineyard Circle. On-site fire hydrants are proposed. The Village Specific Plan requires a 30 foot setback to the existing Thumbelina neighborhood along the eastern edge of the site. The project proposes a 32.5 foot setback. Within that setback area a path and landscaping buffer are proposed. The plans do not currently show the landscaping, but this is a requirement.

The architectural, landscape, and civil plans are attached. Also attached is a vicinity map showing this site and the rest of the Village Specific Plan property. The project is subject to the design requirements of the Village Specific Plan.

Initial Staff Review

After an initial review, the project is potentially consistent with the Municipal Code and Village Specific Plan subject to the Planning Commission approving a modification for the height limit (an increase of 1.33 feet).

The following are initial staff comments on the project:

- The Village Specific Plan requires covered parking for the residents.
- The type of lighting is not identified on the plans. A complete photometric lighting plan showing lumens is also required.
- The applicant submitted proposed colors and materials, however only photos of the materials were provided. Samples of the materials will need to be provided.
- Details regarding the size, design, colors, and materials for the proposed monument sign are required.
- The Ranch architectural elements need to be called out on the elevation plans.
- The landscaping surrounding the pedestrian path on the east needs to be included in the plans along with grading and construction details.
- Trash enclosures need to be shown on the plans.
- The street to the west of the property is not a private street. On sheet A101, "private street" should be changed to "Valley Vineyard Circle".
- The County Fire Department has not submitted their comments. However, they have indicated that the proposed fire access on the east side of the property has to be a paved road. If this is not possible, then a fire turn-around would be required on the property.
- Initial comments from the Public Works Director include the following:
    - Two trash enclosure locations are necessary for this development. A truck/fire turn-around is necessary. The addition of these items will affect circulation on the site.
    - Is a bus stop turnout proposed on Valley Vineyard Circle? It is a good location for a bus stop. If this is proposed, a public easement would be necessary for the sidewalk that would be on private property. Additional space may be necessary to accommodate a bus shelter.
    - Will the applicant be installing the public road improvements in this area?
    - Elements of Low Impact Development are shown on the plans, however additional details are necessary.

Comments and corrections from staff and the Planning Commission will then be summarized in an incomplete letter to the applicant. The applicant will then respond to the incomplete letter with a resubmittal of the project. If the resubmittal meets the requirements contained in the incomplete letter then the project will move forward with a public hearing with the Planning Commission. At that time the Planning Commission would take an action on the project.

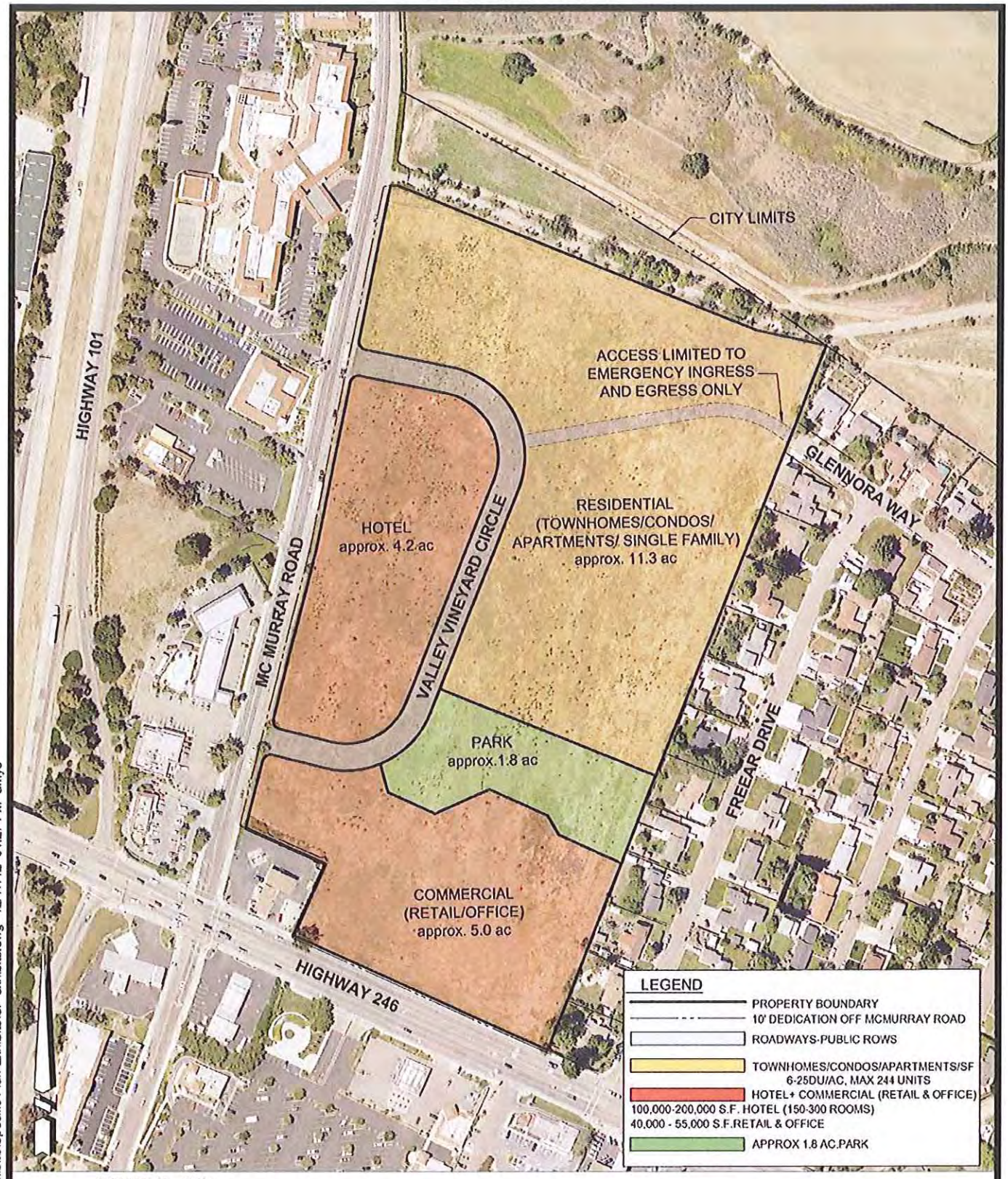
RECOMMENDATION

That the Planning Commission provide direction to the applicant and staff on the proposed project plans.

ATTACHMENTS

Attachment 1 - Vicinity Maps
Attachment 2 - Architectural, landscape, and civil plans

Attachment 1



SCALE: 1" = 250'

0 250 500

eda design professionals

civil engineers • land surveyors • land planners
1998 santa barbara st • san luis obispo, ca 93401
ph: 805.543.8558 • email: eda@edainc.com

K:\2282600\3-Con Docs\Exhibits\Specific Plan Exhibits\SP exhibits.dwg 12/17/12 01:27 PM amys

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

SURVEYOR'S NOTES

1. MAPPING
TOPOGRAPHIC MAPPING WAS COMPILED AT A SCALE OF 1"=100', WITH A ONE FOOT CONTOUR INTERVAL, BY EDA DESIGN PROFESSIONALS. THE DATE OF THE SURVEY IS UNKNOWN.

2. BASIS OF BEARINGS
THE BEARING OF 68°13'38" FOR THE NORTH LINE OF LOT A, AS SHOWN ON THE MAP OF TRACT 13,052 FILED IN BOOK 205 PAGE 69–70 OF MAPS, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

LAND USE DESIGNATION

EXISTING ZONING: "CR–SP" GENERAL COMMERCIAL – SPECIAL PERMIT (VILLAGE SPECIFIC PLAN)

EXISTING LAND USE: VILLAGE SPECIFIC PLAN

PROPOSED ZONING: NO CHANGE

PROPOSED LAND USE: NO CHANGE

LEGAL DESCRIPTION

LOTS 2, 4 AND 5 OF TRACT NO. 31,052, IN THE CITY OF BUELLTON, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 205, PAGES 69 AND 70, IN THE OFFICE OF THE COUNTY RECORDER OF SANTA BARBARA COUNTY, STATE OF CALIFORNIA.

EXCEPTING ALL OIL, PETROLEUM AND OTHER HYDROCARBON SUBSTANCES, INCLUDING NATURAL GAS, IN AND UPON SAID LAND, AS RESERVED IN DEEDS FROM MERCHANTS TRUST COMPANY, A CORPORATION, RECORDED SEPTEMBER 5, 1912 IN BOOK 137, PAGE 165 AND SEPTEMBER 24, 1913 IN BOOK 141, PAGE 519, BOTH OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 137-090-45 (PORTION)

EASEMENT NOTES

(NUMBER CORRESPONDS TO ITEM NUMBER IN PRELIMINARY TITLE REPORT BY LAYERS TITLE, FILE NO. 413240924, DATED OCTOBER 21, 2013. NOT ALL EXCEPTION ITEMS ARE NOTED.)

(2) A 5 FOOT EASEMENT FOR WATER LINE PURPOSES GRANTED TO THE CITY OF BUELLTON PER INSTRUMENT NO. 78–17245, INSTRUMENT NO. 95–060072 AND INSTRUMENT NO. 95–060101.

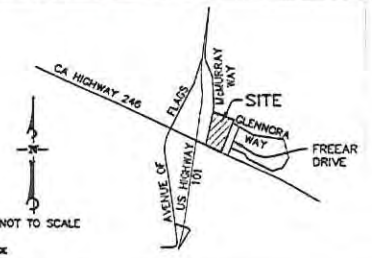
(4A) A 10 FOOT EASEMENT FOR PUBLIC UTILITIES GRANTED TO THE CITY OF BUELLTON PER TRACT 31,052 RECORDED IN BOOK 205, PAGES 69–70, OF MAPS.

(4B) A 25 FOOT EASEMENT FOR FIRE ACCESS GRANTED TO THE CITY OF BUELLTON PER TRACT 31,052 RECORDED IN BOOK 205, PAGES 69–70, OF MAPS.

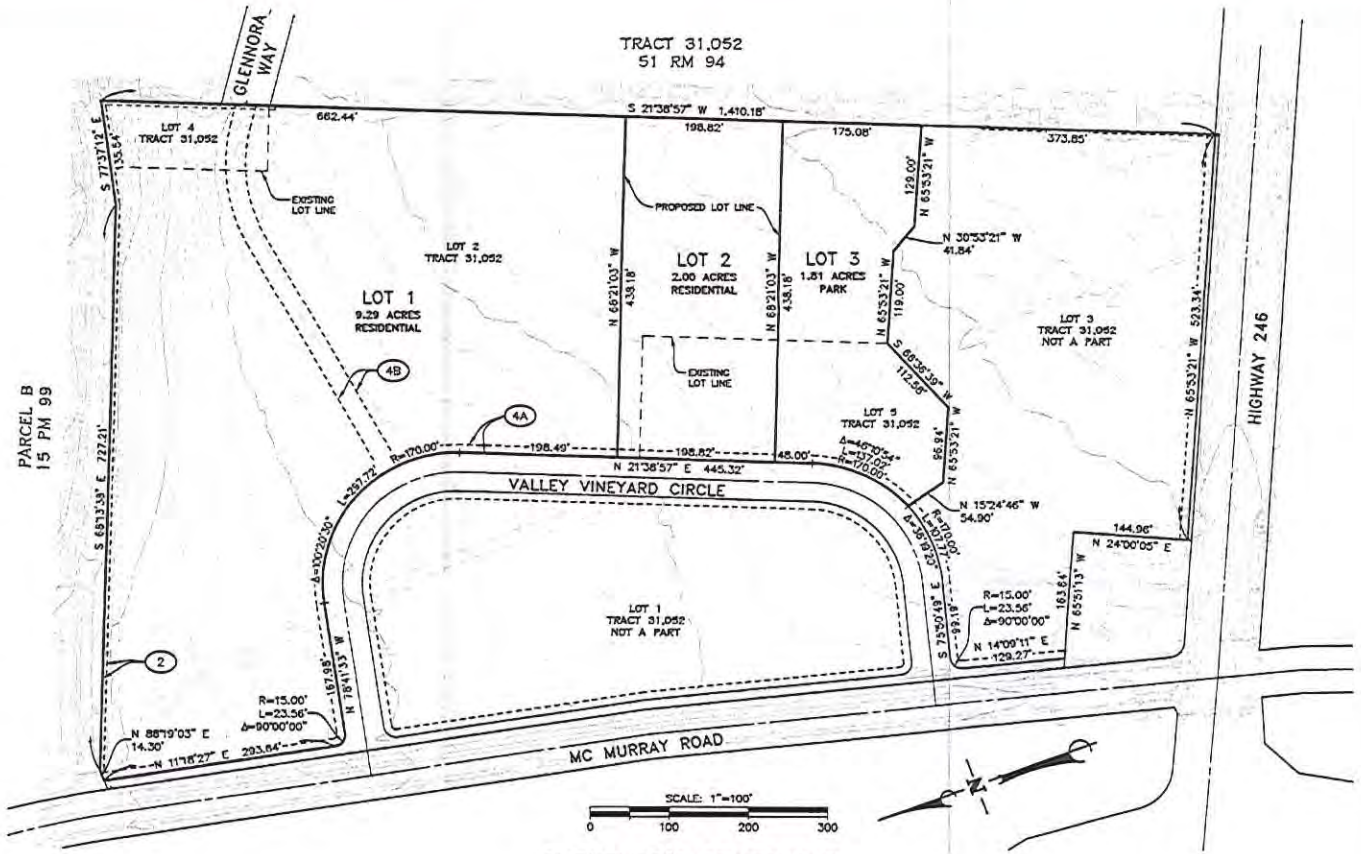
UTILITY PROVIDERS

WATER:	CITY OF BUELLTON
SEWAGE:	CITY OF BUELLTON
GAS:	THE GAS COMPANY
ELECTRIC:	PG&E
CABLE TV:	COMCAST COMMUNICATIONS
TELEPHONE:	VERIZON

VICINITY MAP



BUELLTON VILLAGE
2013/11/11



LAND AREA CALCULATIONS

EXISTING LOTS:

LOT 2	11.29 ACRES
LOT 4	0.40 ACRES
LOT 5	1.41 ACRES
TOTAL	13.1 ACRES

PROPOSED PARCELS:

LOT 1	9.29 ACRES
LOT 2	2.00 ACRES
LOT 3	1.81 ACRES
TOTAL	13.1 ACRES

SURVEYOR'S STATEMENT

THIS MAP, WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

IAN McCLAIN, PLS 8310 — DATE 11/13/2013

PROFESSIONAL LAND SURVEYOR — IAN McCLAIN — NO. 8310 — STATE OF CALIFORNIA

OWNER'S STATEMENT

WE HEREBY APPLY FOR APPROVAL OF THE DIVISION OF REAL PROPERTY SHOWN HEREON AND CERTIFY THAT WE ARE THE LEGAL OWNERS AND THAT INFORMATION SHOWN HEREON IS TRUE AND CORRECT.

OAK SPRINGS VILLAGE PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY

ADDRESS: 28632 ROADSIDE DRIVE, SUITE 155
AGOURA HILLS, CA 91301

BY: _____
ARLEN MILLER, PRESIDENT

BY: _____
ANTHONY MILLER, SECRETARY

BUELLTON VILLAGE
LLA 2013–XX

PREPARED: 11/7/2013

CITY OF BUELLTON
STATE OF CALIFORNIA

Penfield & Smith
Engineering · Surveying · Planning · Construction Management ·
210 Enos Drive, Suite A, Santa Maria, CA 93454
Phone: (805) 925-2345 Fax: (805) 925-1539

SHEET 1 OF 1 SHEETS W.O. 20995.01

Attachment 1

BUELLTON SENIOR APARTMENTS

PROJECT TITLE | 4

Scale: 1" = 1'-0"

LOCATION MAP | 1

Scale: 3/4" = 1'-0"

The design approach for the 50 unit senior affordable housing project is a quiet architecture with a 'Ranch Style' theme compatible with the senior population as well as the Village community at large. The 2.0 acres site is generously landscaped with native and drought tolerant plantings. A combination of trees and large shrubs will ensure privacy as well as screen the project from the adjacent community. Parking is provided and contained on the south portion of the site which is gated for the residents and open for guests and the community center. Pedestrian activity is available throughout the site while areas around the building perimeter allow for unimpeded access to walking trails and outdoor activity. The east setback area is designed as a pedestrian commute to the adjacent park as well as an emergency fire access to the site.

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

The west boundary is the street entry to the site. The initial building wing is a one story low scale senior community center, which is setback over 70 feet from the property line, as the front door to the project. Beyond this is the linear main body of the two to three story residential building which is viewed primarily from the north and south orientation.

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

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

DESCRIPTION OF PROPOSED ARCHITECTURE | 7

Scale: 3/4" = 1'-0"

ARCHITECTURAL

G001 COVER SHEET

A101 SITE PLAN
A201 GROUND & SECOND FLOOR PLANS
A202 SECOND & THIRD FLOOR PLANS
A301 BUILDING ELEVATIONS

LANDSCAPE

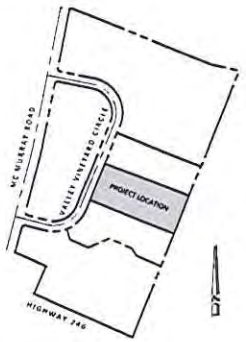
L-1 CONCEPTUAL LANDSCAPE PLAN

CIVIL

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

TABLE OF CONTENTS | 5

Scale: 3/4" = 1'-0"



VICINITY PLAN | 2

Scale: 3/4" = 1'-0"

ARCHITECT:

CARDE TEN ARCHITECTS
1638 19th Street
Santa Monica CA 90404

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

LANDSCAPE:

DAVID R BLACK & ASSOCIATES
1718 Pampas Ave
Santa Barbara, California 93101

CONTACT:
David Black, Landscape Architect
T: 805.898.8717
E: dblack@davidblackla.com

CIVIL:

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

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

PROJECT MANAGER:

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

CONTACT:
Nicole Norori, Project Manager
T: 805.659.3791 ext.127
F: 805.647.4410
E:nnorori@cabrilloedc.org

PARTICIPANTS | 6

Scale: 3/4" = 1'-0"

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

OPEN SPACE AREA = 35, 330 SF

% OPEN SPACE = 39, 306 / 87,120 = 45.12%

BLDG GROSS SQUARE FOOTAGE = 50, 790 SF

NO. OF STORIES = 2 & 3

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

MAX. BUILDING HEIGHT = 36'-4"

NO. OF PARKING SPACES = 77 SPACES (72 REGULAR + 5 ADA)

PROJECT DATA | 3

Scale: 3/4" = 1'-0"

project name: BUELLTON SENIOR APARTMENTS
Buellton, CA 93427
owner: Cabrillo Economic Development Corporation

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

stamp

consultant

submittal

revision

No	Description	Date

Proj. No. 21202
Date MAY 13, 2014
Drawn Author
Designed Designer
Checked Checker

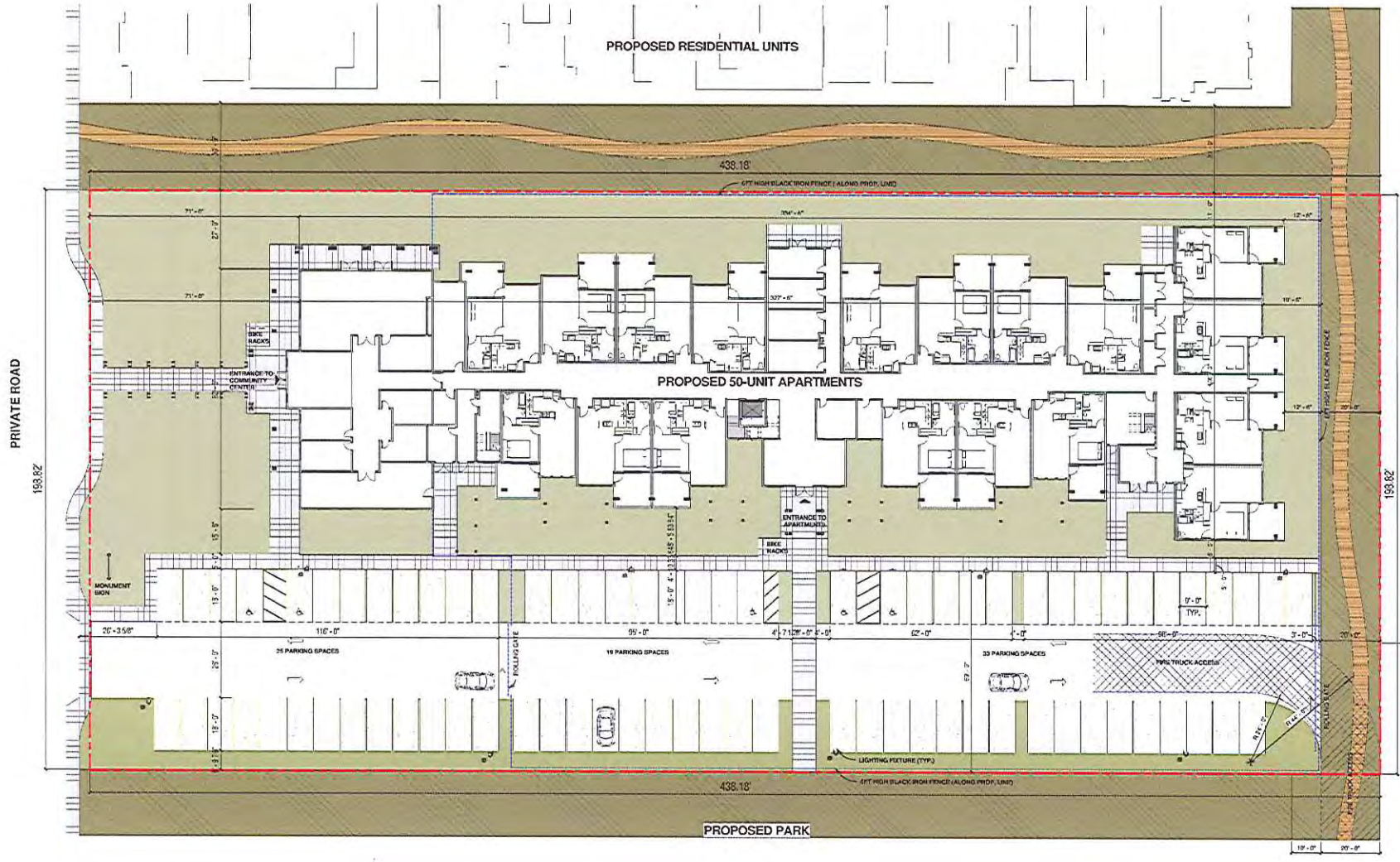
drawing title: COVER SHEET

drawing sheet: G001

scale: As indicated

5/15/2014 5:28:10 PM

Attachment 2



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

project name
BUELLTON SENIOR APARTMENTS
Buellton, CA 93427

owner
Cabrillo Economic Development Corporation

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

stamp

consultant

stamp

revision

No.	Description	Date

Proj. No. 21202
Date MAY 13, 2014
Drawn MI
Designed TC
Checked SC

drawing title
SITE PLAN

drawing sheet
A101

scale
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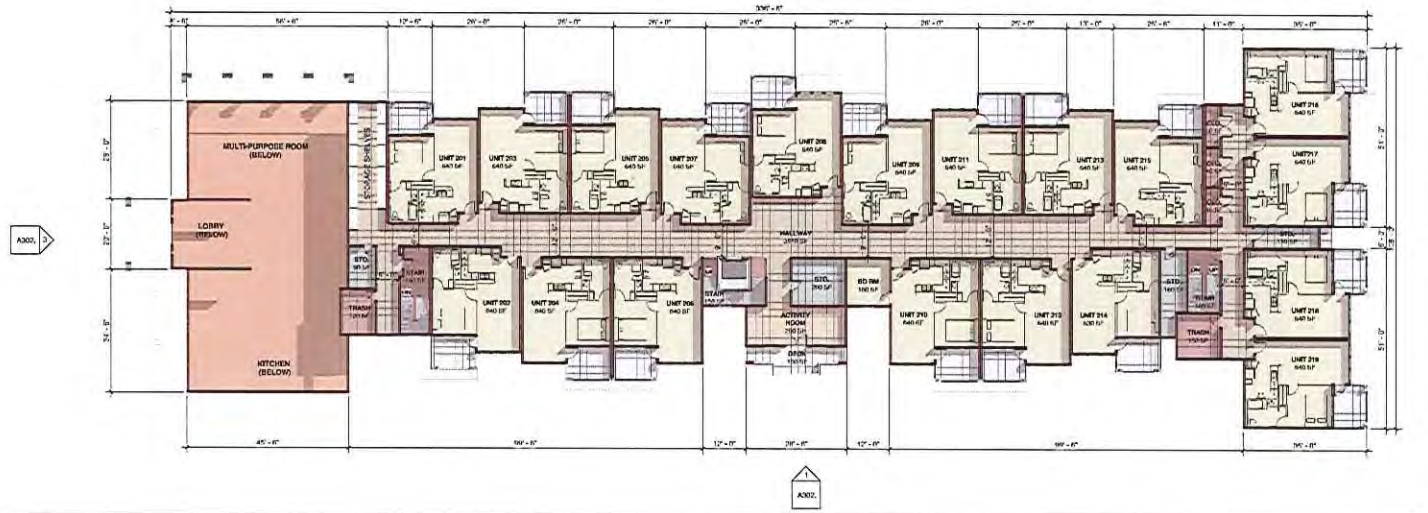
Attachment 2

GROUND FLOOR PLAN 1



SECOND FLOOR PLAN 2

Project name
BUELLTON SENIOR APARTMENTS
BUELLTON, CA 93427

CABRILLO ECONOMIC DEVELOPMENT CORP.

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

stamp

consultant

stamp

revision

No	Description	Date

Proj. No.	21202
Date	MAY 2014
Drawn	MI
Designed	TC
Checked	SC

drawing title
GROUND & SECOND FLOOR PLANS

drawing sheet
A201

scale
1/16" = 1'-0"

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Attachment 2

CARDE – TEN ARCHITECTS
1628 NINETEENTH ST
SANTA MONICA, CA
90404
info@carden.com
www.carden.com

BUELLTON SENIOR APARTMENTS
BUELLTON, CA 93427
CABRILLO ECONOMIC DEVELOPMENT CORP.

No.	Description	Date

Proj. No. 21202
Date MAY 2014
Drawn ME
Designed TC
Checked SC

THIRD & ROOF PLANS

A202

1/16" = 1'-0"

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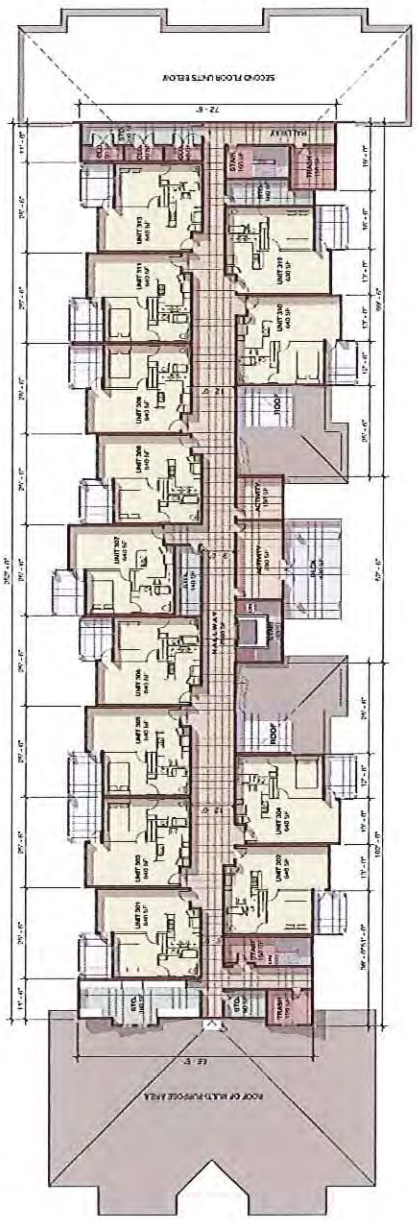
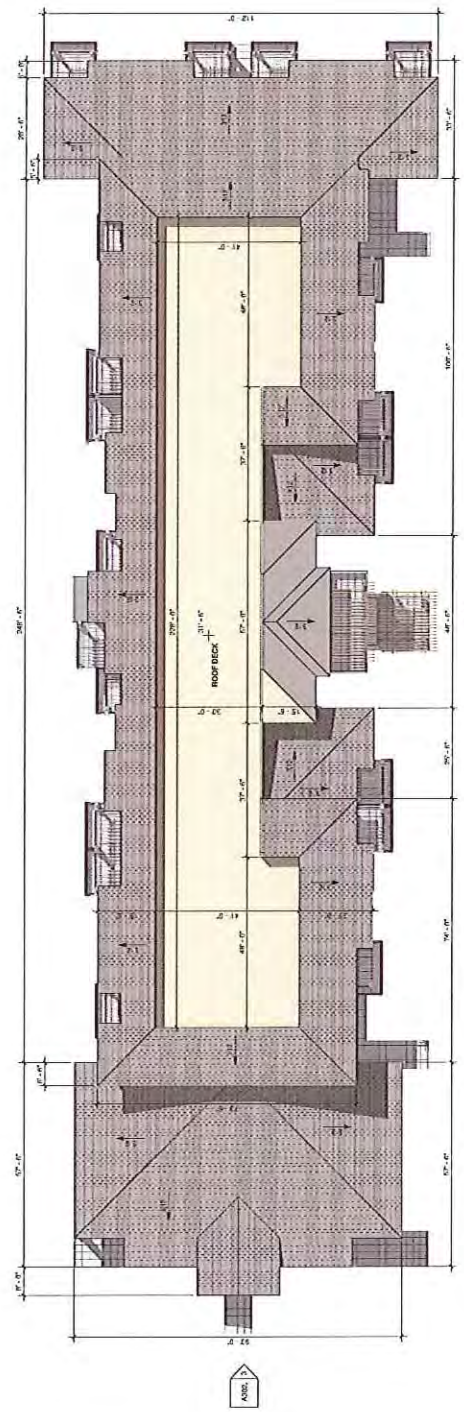
THIRD FLOOR PLAN 1



ROOF PLAN 2



EAST ELEVATION 4

WEST ELEVATION 3

NORTH ELEVATION 2

SOUTH ELEVATION 1

project name
BUELLTON SENIOR APARTMENTS

BUELLTON, CA 93427

owner/client
CABRILLO ECONOMIC DEVELOPMENT CORP.

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

stamp

consultant

seal/ID

revision

No	Description	Date

Proj. No.	21202
Date	MAY 2014
Drawn	MI
Designed	TC
Checked	SC

drawing title
BUILDING ELEVATIONS

drawing sheet
A301

scale
1/16" = 1'-0"

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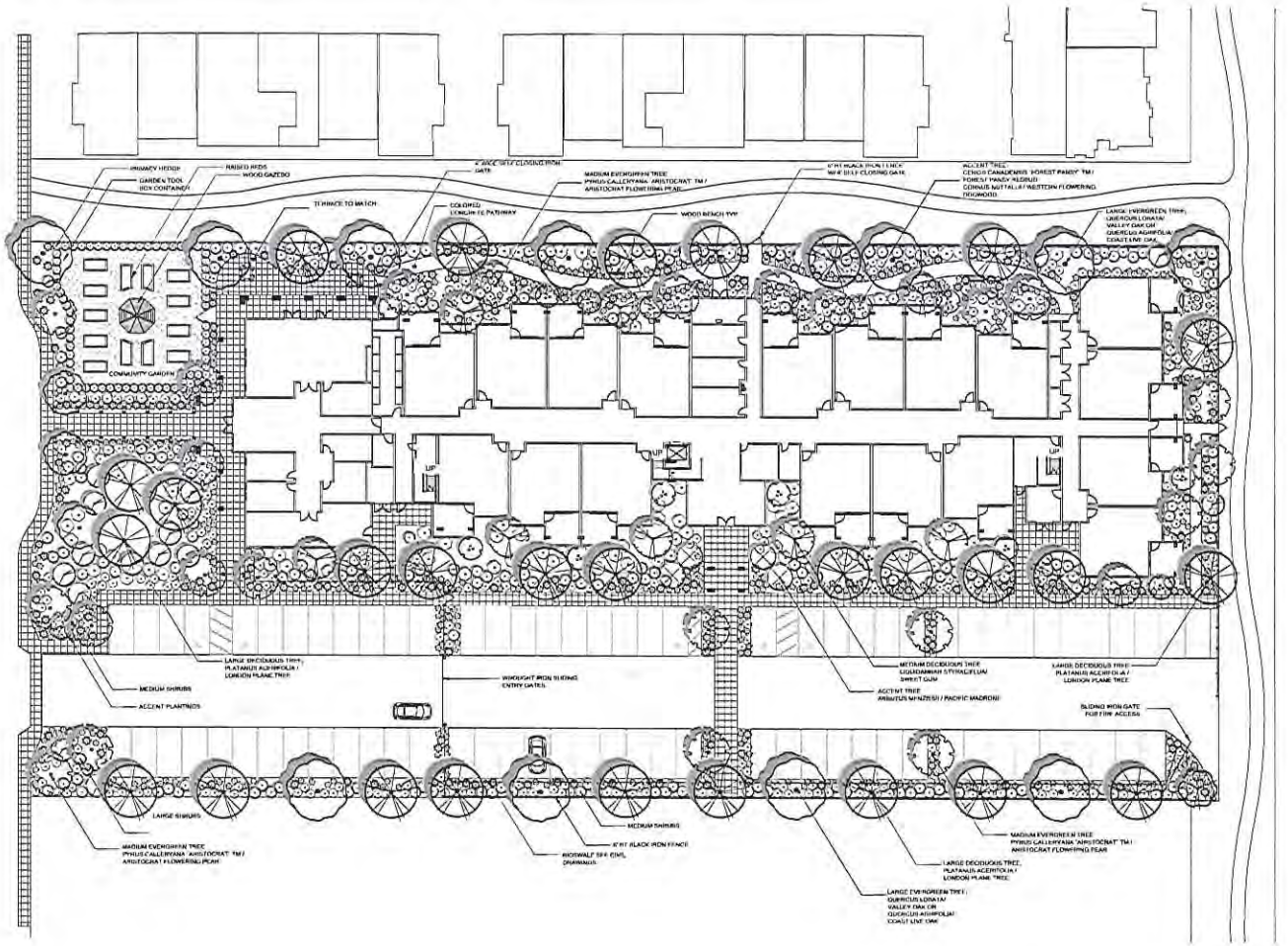
Attachment 2

CONCEPTUAL PLANT LIST

BOTANIC NAME/COMMON NAME	SIZE
TREES	
Aesculus californica / California Buckeye	24" Box
Liquidambar styraciflua / Sweet Gum	24" Box
Pistache chinensis / Chinese Pistache	24" Box
Platanus x acerifolia / London Plane Tree	24" Box
Pyrus calleryana 'Aristocrat' TM / Aristocrat Flowering Pear	24" Box
Quercus agrifolia / Coast Live Oak	24" Box
Quercus lobata / Valley Oak	24" Box
ACCENT TREES	
Arbutus menziesii / Pacific Madrone	15 Gal
Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud	15 Gal
Cornus nuttallii / Western Flowering Dogwood	15 Gal
SCREEN SHRUBS 10-25 FT	
Ceanothus x 'Ray Hartman' / California Lilac	5 Gal
Cercocarpus betuloides / Mountain Mahogany	5 Gal
Heteromeles arbutifolia / Toyon	5 Gal
Prunus ilicifolia ilicifolia / Hollyleaf Cherry	5 Gal
Rhamnus californica / California Coffee Berry	5 Gal
Rhus integrifolia / Lemonade Berry	5 Gal
Rhus ovata / Sugar Bush	
LARGE SHRUBS 5-8 FT	
Arctostaphylos d. 'Hwrd McMinn' / Howard McMinn Manzanita	5 Gal
Carpenteria californica / Bush Anemone	5 gal
Ceanothus x 'Concha' / California Lilac	5 Gal
Ceanothus x 'Dark Star' / California Lilac	5 Gal
Ceanothus x 'Ray Hartman' / California Lilac	5 Gal
Lavatera assurgentiflora / Mallow	5 Gal
Rhamnus c. 'Eve Case' / California Coffeeberry	5 Gal
Rhamnus c. 'Mound San Bruno' / California Coffeeberry	5 Gal
Ribes speciosum / Fuchsia Flowering Gooseberry	5 Gal
Rosa californica / California Wild Rose	5 Gal
MEDIUM SHRUBS 3-5 FT	
Grevillea x 'Canberra Gem' / Canberra Gem Grevillea	5 Gal
Lavandula heterophylla / Lavender	5 Gal
Lavandula stoechas / Spanish Lavender	5 Gal
Ribes viburnifolium / Evergreen Currant	5 Gal
Salvia clevelandii 'Winifred Gilman' / Cleveland Sage	5 Gal
Salvia greggii 'Red' / Autumn Sage	5 Gal
Salvia x 'Allen Chickering' / Sage	5 Gal
LOW SHRUBS 2-3 FT	
Arctostaphylos x 'John Dourley' / John Dourley Manzanita	5 Gal
Galvezia speciosa / Island Bush Snapdragon	5 Gal
Salvia leucantha 'Santa Barbara' / Mexican Bush Sage	5 Gal
PERENNIALS	
Achillea millefolium 'Moonwalker' / Moonwalker Yarrow	1 Gal
Achillea millefolium 'Paprika' / Red Yarrow	1 Gal
Geranium x cantabrigiense 'Biokovo' / Biokovo Cranesbil	1 Gal
Heuchera maxima 'Santa Ana Cardinal' / Island Alum Root	1 Gal
Penstemon heterophyllus 'Blue Bedder' / Foothill Penstemon	1 Gal
Penstemon heterophyllus 'Margarita BOP' / Beard Tongue	1 Gal
GRASSES	
Carex divulsa / Berkeley Sedge	1 Gal
Festuca californica / California Fescue	1 Gal
Leymus condensatus 'Canyon Prince' / Native Blue Rye	1 Gal
Muhlenbergia rigens / Deer Grass	1 Gal
GROUNDCOVERS	
Arctostaphylos x 'Emerald Carpet' / Emerald Carpet Manzanita	1 Gal
Ceanothus gloriosus 'Anchor Bay' / Anchor Bay Ceanothus	1 Gal
Ceanothus griseus horizontalis 'Yankee Point' / California Lilac	1 Gal
Fragaria chiloensis / Beach Strawberry	Flats
Gazania x 'Fiesta Red' / Gazania	Flats
Geranium x cantabrigiense 'Biokovo' / Biokovo Cranesbill	1 Gal
Symphoricarpos mollis / Creeping Snowberry	1 Gal

LANDSCAPE FIGURES

TOTAL AREA OF PROJECT	83,184	SQUARE FEET
TOTAL AREA OF LANDSCAPING	26,692	SQUARE FEET
PERCENTAGE OF LANDSCAPE VS HARDSCAPE	32%	



Scale: 1" = 20'-0"

DAVID R. BLACK & ASSOCIATES

THE VILLAGE
BUELLTON, CA

CONCEPTUAL LANDSCAPE PLAN

Sheet Title

No.	Date	Revisions

Revisions

Date
09.13.14

Scale
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Drawn
JMM

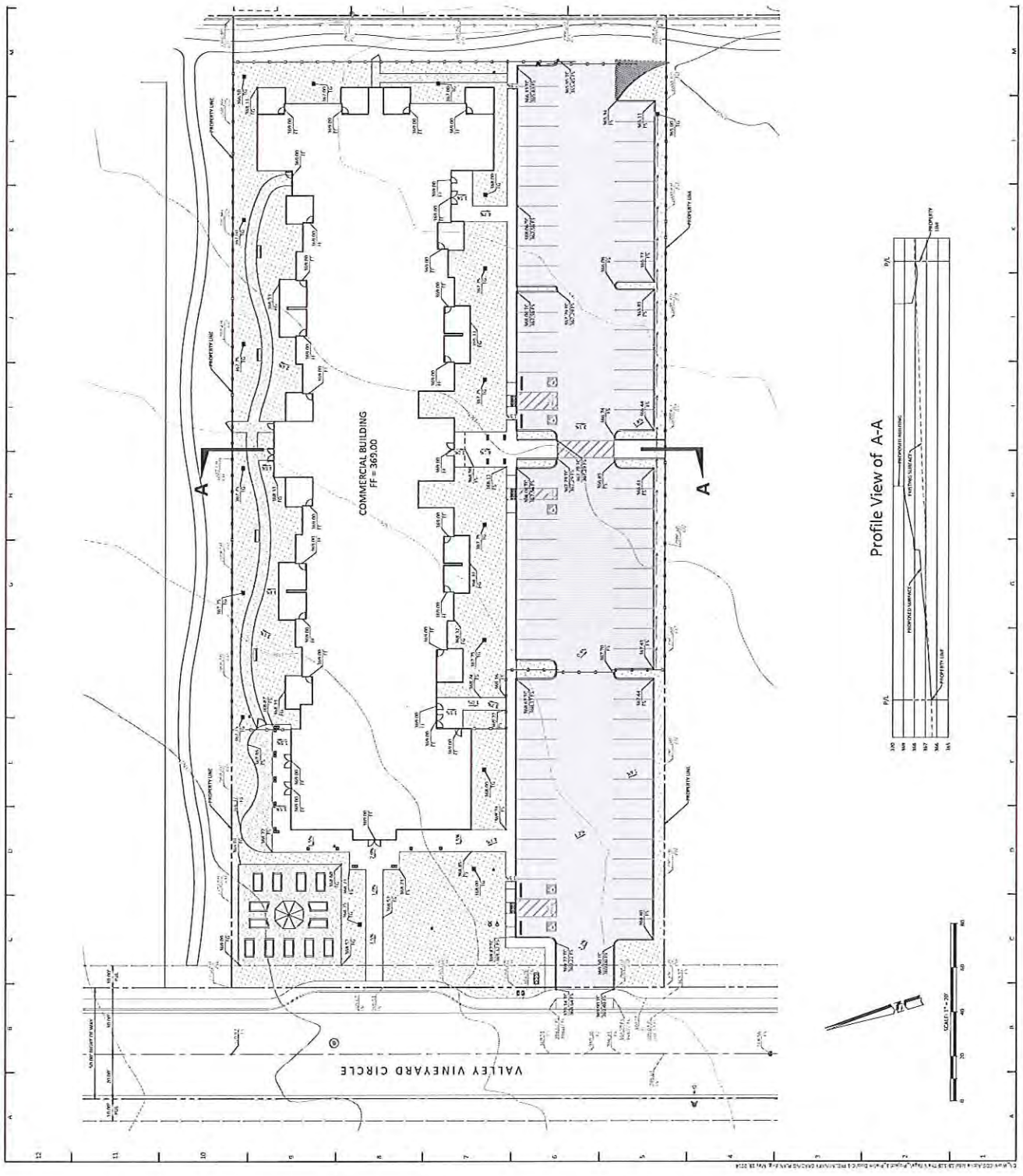
Job

L-1

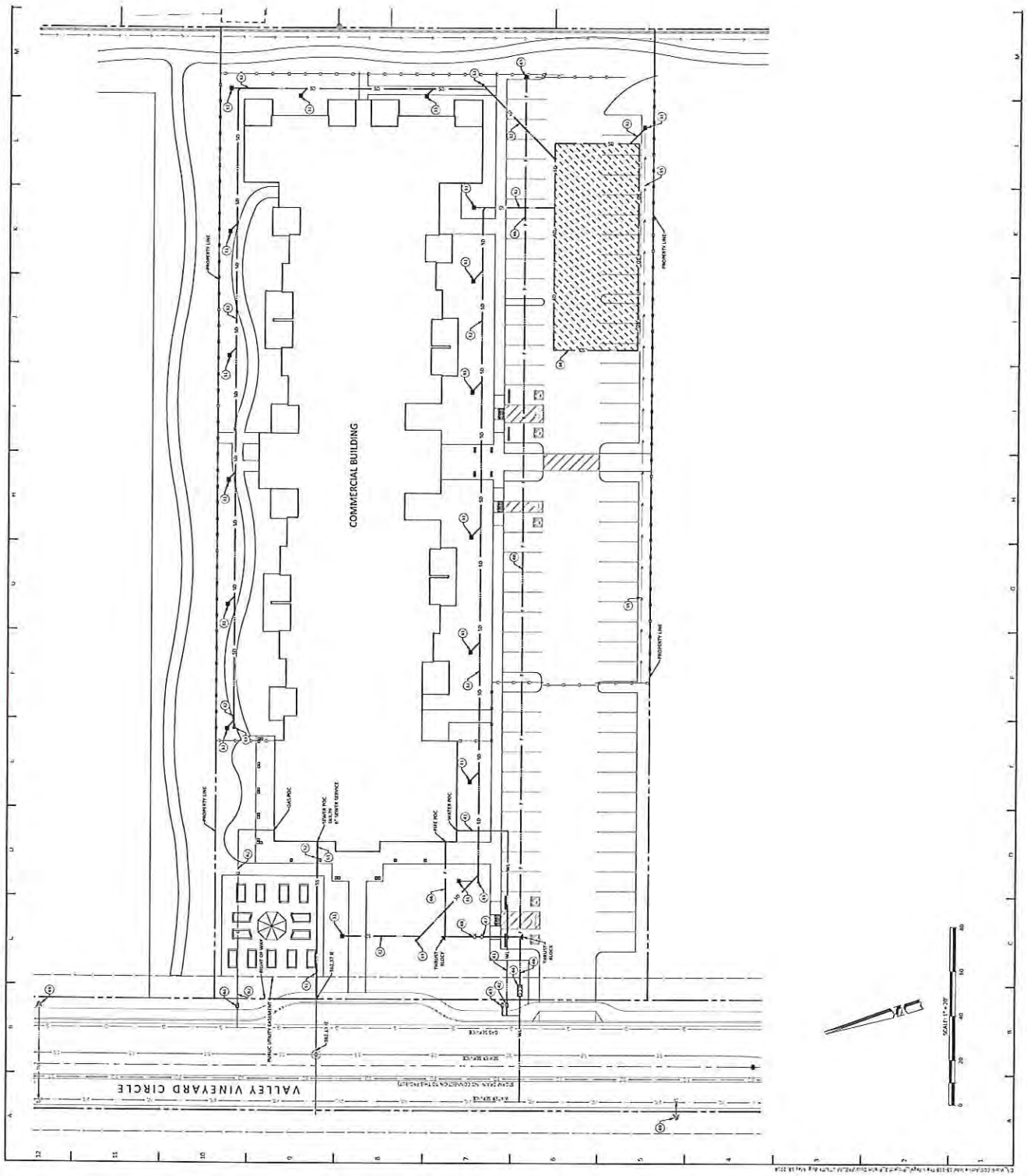
Sheet Number

1 of 1

Attachment 2


COMMERCIAL BUILDING
FF = 365.00
A
A
VALLEY VINEYARD CIRCLE
Profile View of A-A

Attachment 2



CITY OF BUELLTON

Planning Commission Agenda Staff Report

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

To:	The Honorable Chair and Commission Members
From:	Marc P. Bierdzinski, City Manager
Date:	June 5, 2014
Subject:	Presentation on the Capital Pacific Townhomes within the Village Specific Plan

BACKGROUND

Attached are the preliminary project plans for a 156 unit townhome project on the 9.29 acre residential portion of the Village Specific Plan (Attachment 1). The density of the project is 16.8 units per acre. The maximum allowed per the Village Specific Plan is 25 units per acre.

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

Since the official application has not been submitted and no fees paid, staff has not reviewed the plans for compliance with the General Plan, Village Specific Plan, Community Design Guidelines, or the zoning ordinance. That review would occur when the application is submitted for processing.

This project will be a Final Development Plan and Tentative Tract Map. Therefore, the project will go to the Planning Commission for a recommendation up to City Council for final action.

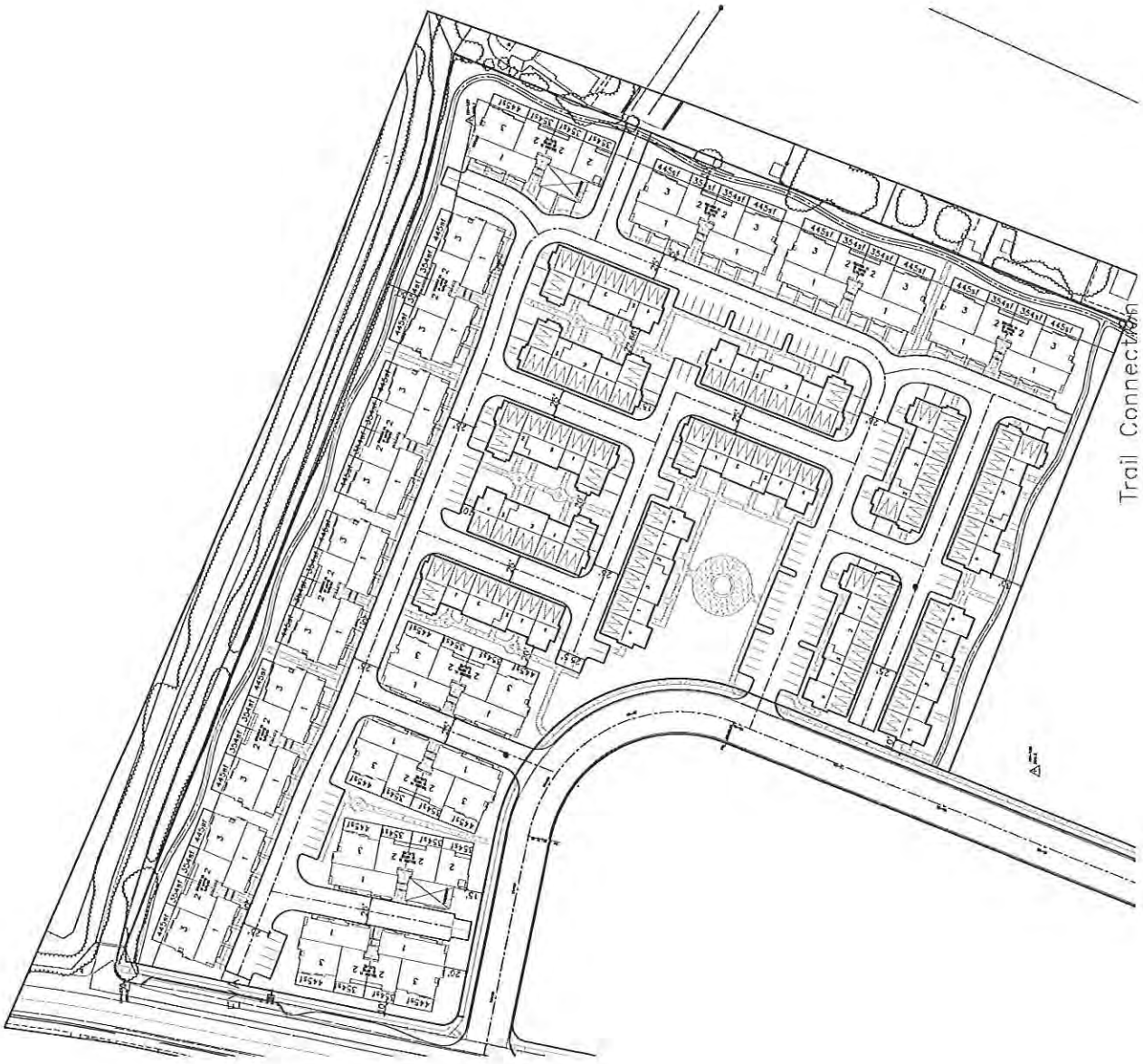
RECOMMENDATION

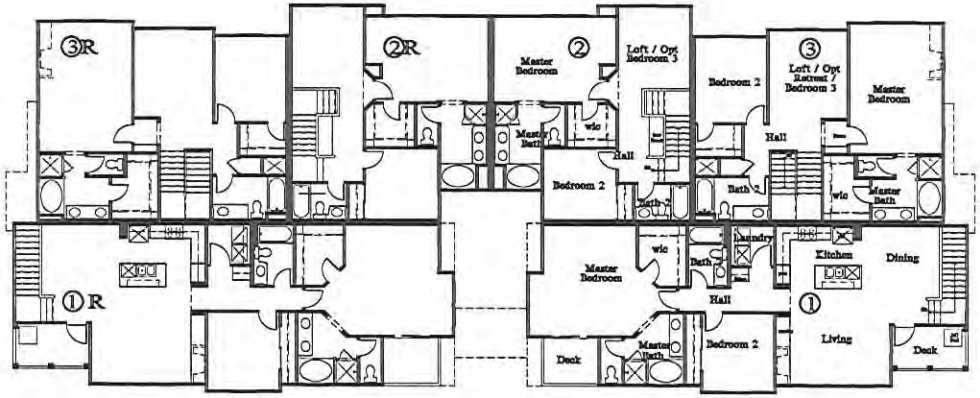
That the Planning Commission receive a presentation by the applicant and provide comments and feedback on the project.

ATTACHMENTS

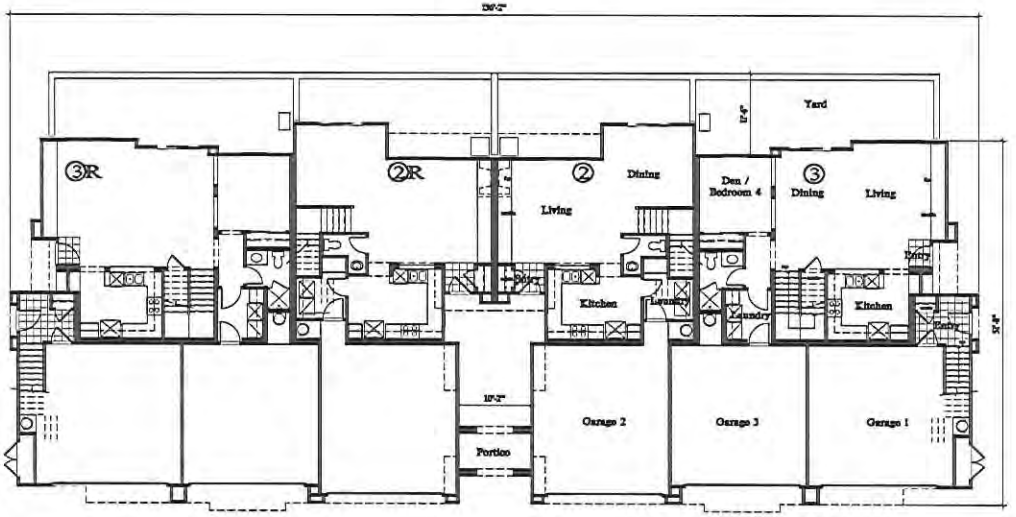
Attachment 1 – Reduced Project Plan
Full size set of plans to the Planning Commission

Attachment 1





Second Floor



First Floor

①Plan 1
First Floor: 62 s.f.
Second Floor: 1262 s.f.
Total: 1324s.f.

②Plan 2
First Floor: 750 s.f.
Second Floor: 816 s.f.
Total: 1566 s.f.

③Plan 3
First Floor: 923 s.f.
Second Floor: 975 s.f.
Total: 1898 s.f.

Attachment 1

OAK SPRINGS VILLAGE

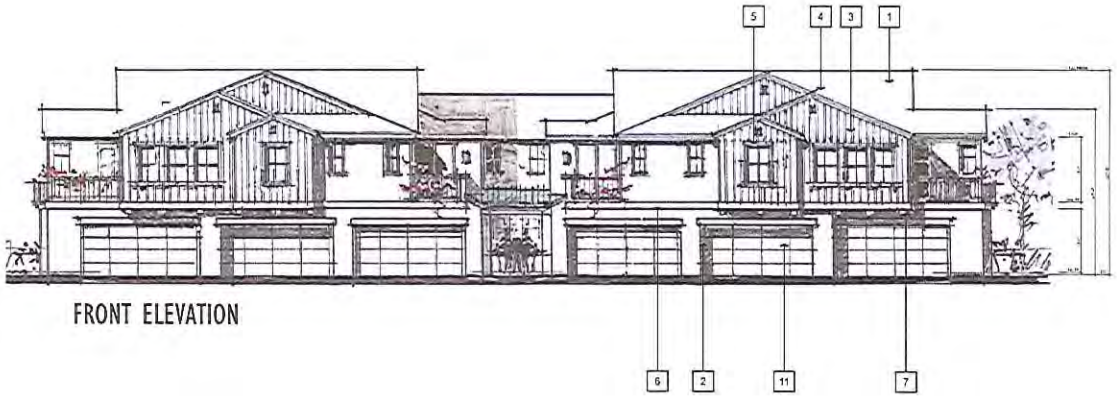
Capital Pacific Development Group, Inc
10 E. Yanonali, Suite 2B
Santa Barbara, Ca 93101

FRONT LOADS - UNIT PLANS - 6 UNIT BUILDING PLAN

BUELLTON, CA

A.3.0

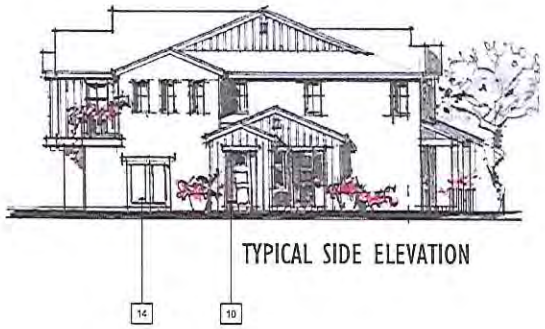
KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com



FRONT ELEVATION

MATERIAL LEGEND

1. COMPOSITION SHINGLE ROOF
2. STUCCO, LIGHT SAND FINISH
3. FIBERCEMENT BOARD & BATTEN
4. GABLE END VENT
5. WINDOW TRIM
6. BUILDING TRIM
7. WOOD OUTLOOKERS
8. VINYL GLAZING
9. WOOD GUARDRAIL
10. FIBERGLASS ENTRY DOOR
11. METAL SECTIONAL GARAGE DOOR
12. DECORATIVE EXTERIOR LIGHTING
13. STANDING SEAM METAL ROOF
14. UTILITY CLOSET DOORS (PAINT TO MATCH EXISTING SURFACE)
15. 6X6 WOOD POST



TYPICAL SIDE ELEVATION

REAR ELEVATION

Attachment 1

OAK SPRINGS VILLAGE

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

FRONT LOADS - BUILDING ELEVATIONS

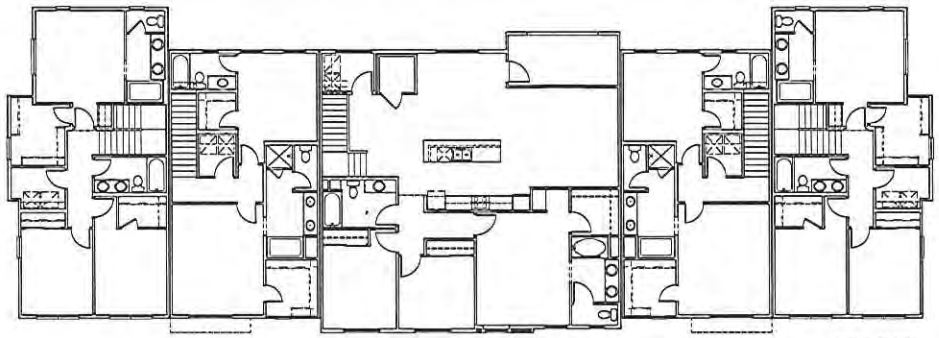
BUELLTON, CA

KTGY # 2013-0000 04-29-2014

0 4 8 16

A.3.1

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



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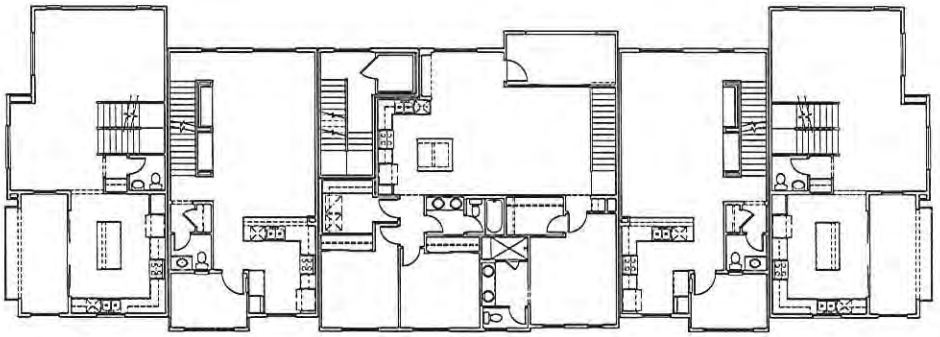

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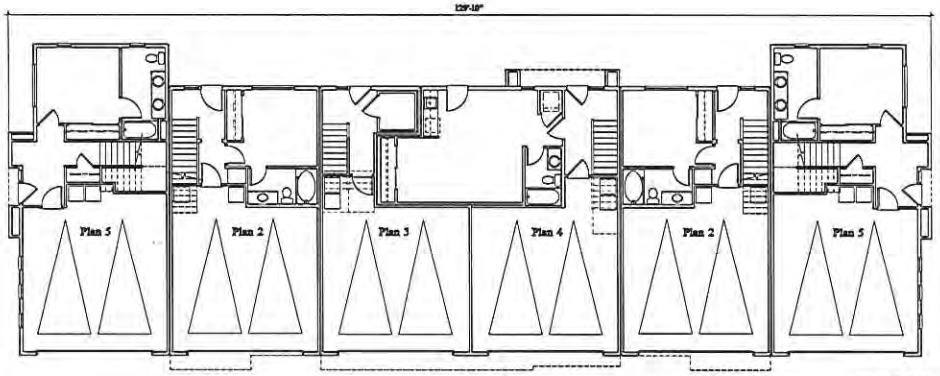


FIRST FLOOR

Attachment 1

OAK SPRINGS VILLAGE

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

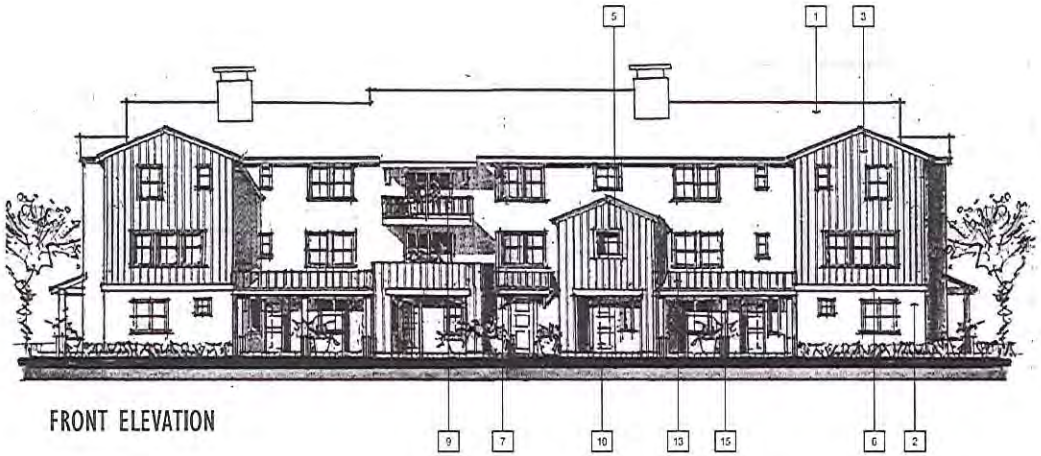
REAR LOADS - 6A BUILDING PLAN

BUELLTON, CA
KTGY # 2013-0880

0 2 4 8

A.1.0

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



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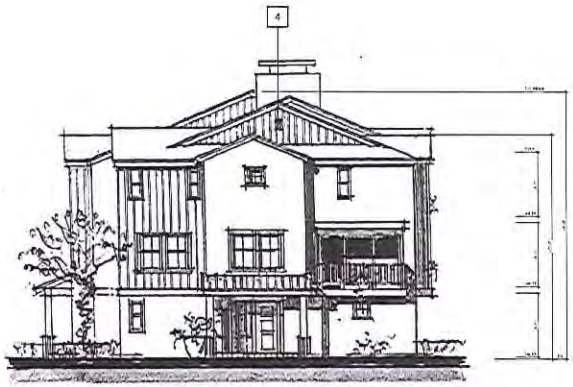

TYPICAL SIDE ELEVATION

REAR ELEVATION

MATERIAL LEGEND

1. COMPOSITION SHINGLE ROOF
2. STUCCO, LIGHT SAND FINISH
3. FIBERCEMENT BOARD & BATTEN
4. GABLE END VENT
5. WINDOW TRIM
6. BUILDING TRIM
7. WOOD OUTLOOKERS
8. VINYL GLAZING
9. WOOD GUARDRAIL
10. FIBERGLASS ENTRY DOOR
11. METAL SECTIONAL GARAGE DOOR
12. DECORATIVE EXTERIOR LIGHTING
13. STANDING SEAM METAL ROOF
14. UTILITY CLOSET DOORS (PAINT TO MATCH EXISTING SURFACE)
15. 6X6 WOOD POST
16. POTSHELF

0 4 8 16

OAK SPRINGS VILLAGE

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

REAR LOADS - 6A BUILDING ELEVATIONS

BUELLTON, CA

KTGY # 2013-0030 04-29-2014

A.1.1

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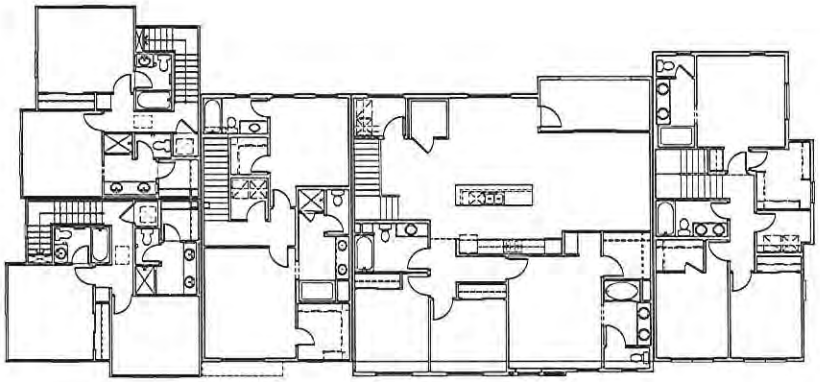
ktgy.com

Attachment 1



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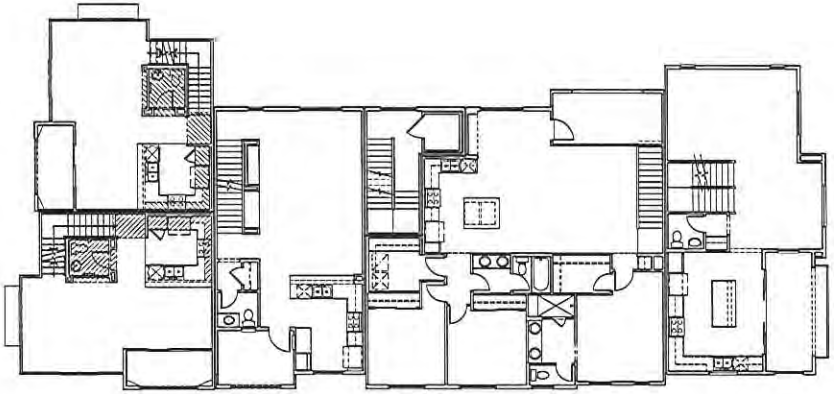

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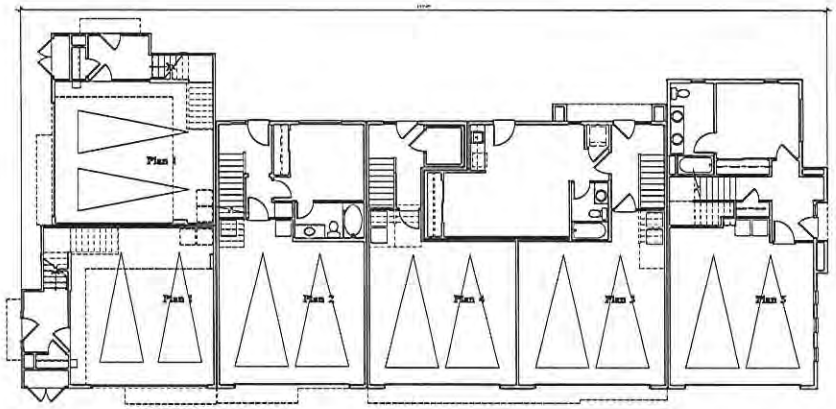


FIRST FLOOR

Attachment 1

OAK SPRINGS VILLAGE

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

REAR LOADS - 6B BUILDING PLAN

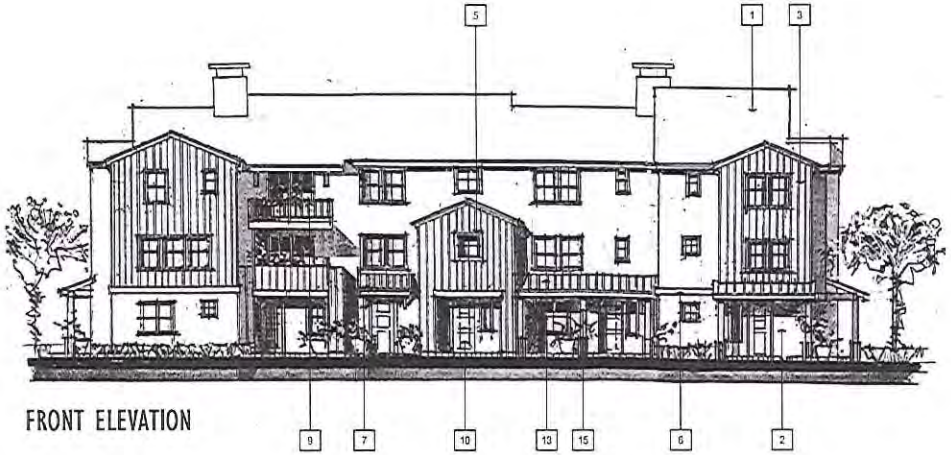
BUELLTON, CA

KTGY # 2011-2100

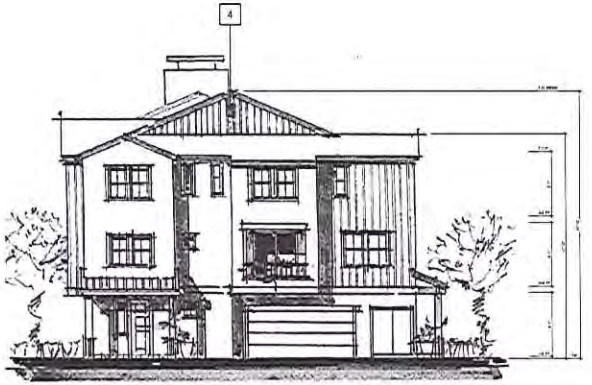
KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

0 2 4 8

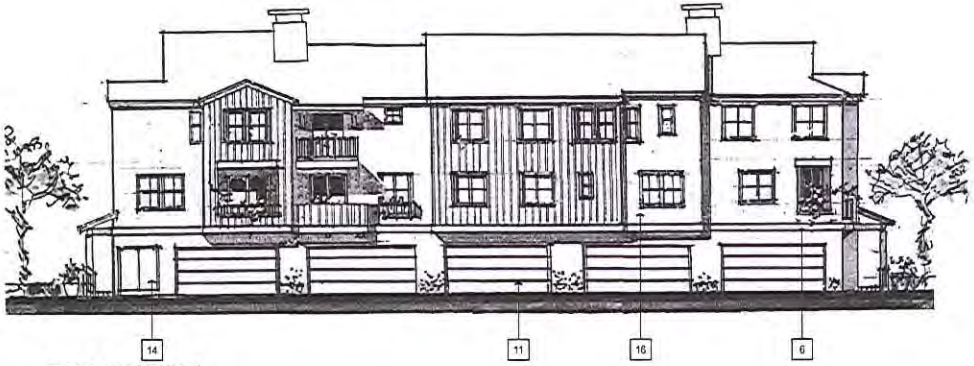
A.1.2



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

LEFT ELEVATION

MATERIAL LEGEND

1. COMPOSITION SHINGLE ROOF
2. STUCCO, LIGHT SAND FINISH
3. FIBERCEMENT BOARD & BATTEN
4. GABLE END VENT
5. WINDOW TRIM
6. BUILDING TRIM
7. WOOD OUTLOOKERS
8. VINYL GLAZING
9. WOOD GUARDRAIL
10. FIBERGLASS ENTRY DOOR
11. METAL SECTIONAL GARAGE DOOR
12. DECORATIVE EXTERIOR LIGHTING
13. STANDING SEAM METAL ROOF
14. UTILITY CLOSET DOORS (PAINT TO MATCH EXISTING SURFACE)
15. 6X6 WOOD POST
16. POTSHELF

0 4 8 16

OAK SPRINGS VILLAGE

REAR LOADS - 6B BUILDING ELEVATIONS

A.1.3

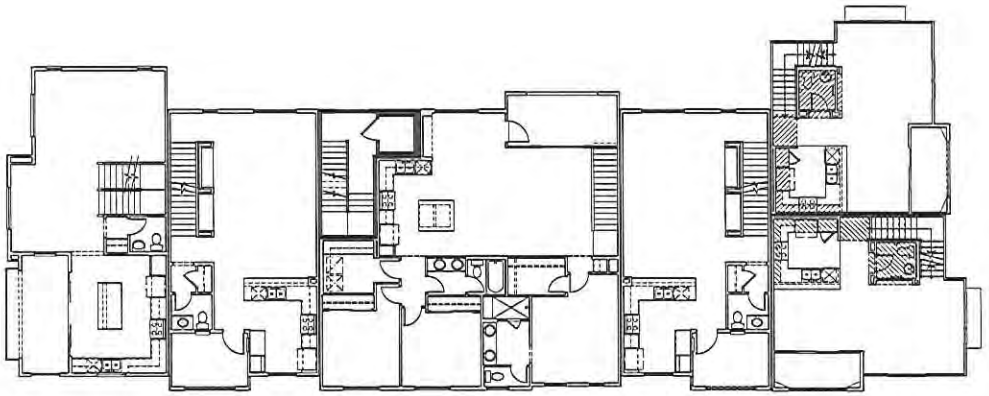
Capital Pacific Development Group, Inc
10 E. Yanonali, Suite 2B
Santa Barbara, Ca 93101

BUELLTON, CA

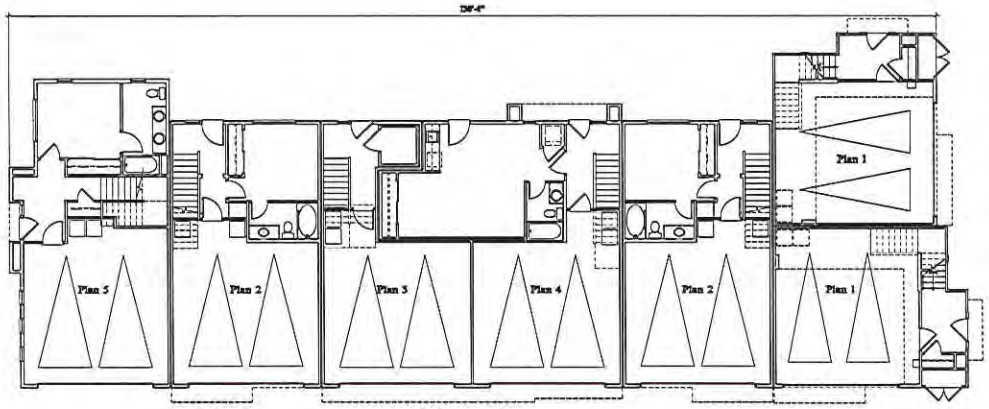
KTGY # 2013-0008 04-29-2014

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

Attachment 1



SECOND FLOOR



FIRST FLOOR

Attachment 1

OAK SPRINGS VILLAGE

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

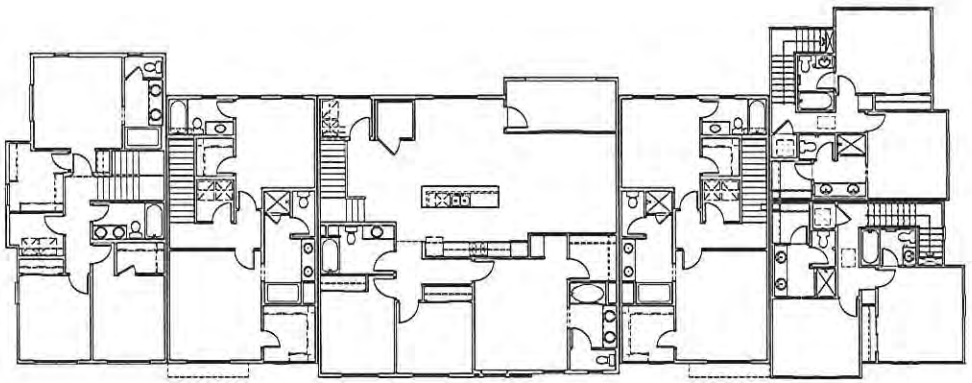
REAR LOADS - 7A BUILDING PLAN

BUELLTON, CA
KTGY # 2013-0990

0 4 8 10

A.1.4

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



THIRD FLOOR

OAK SPRINGS VILLAGE

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

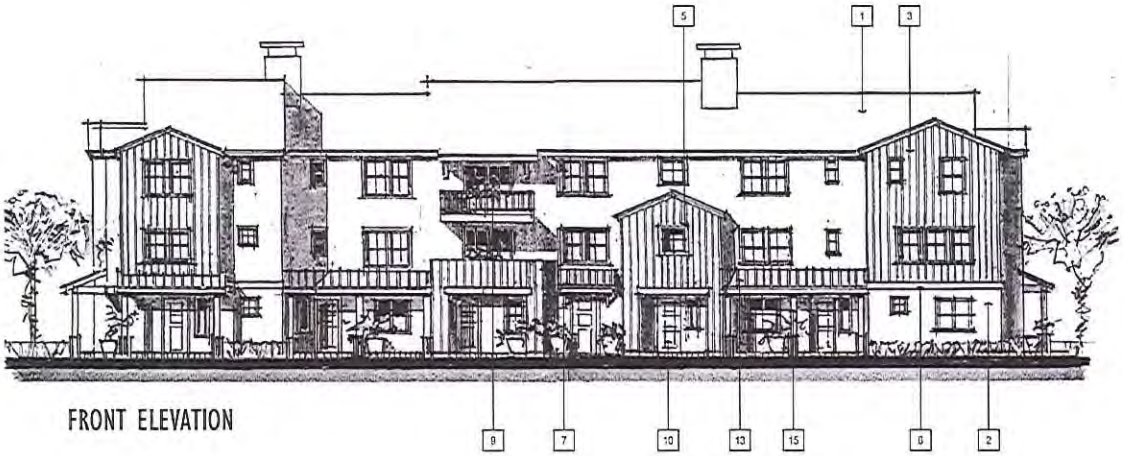
REAR LOADS - 7A BUILDING PLAN

BUELLTON, CA
KTGY # 2013-0008

0 4 8 16

A.1.5

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

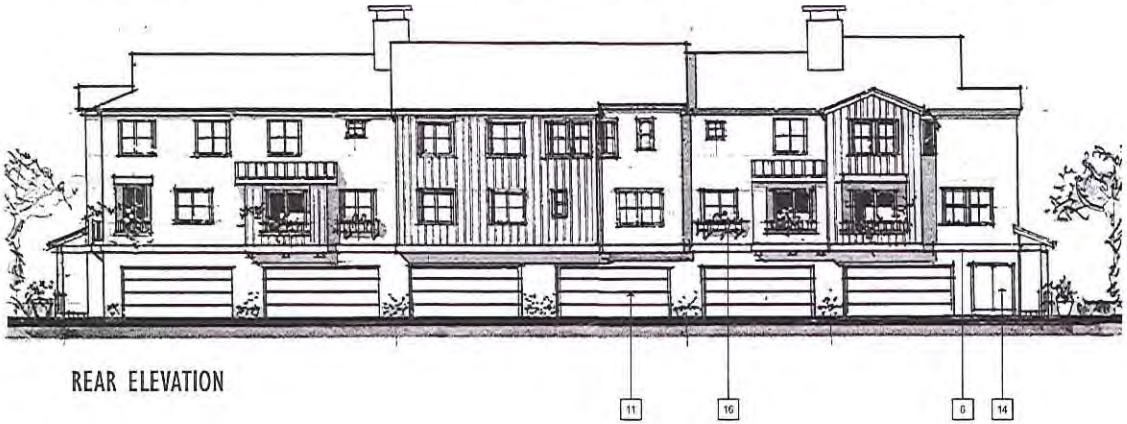


FRONT ELEVATION

RIGHT ELEVATION

MATERIAL LEGEND

1. COMPOSITION SHINGLE ROOF
2. STUCCO, LIGHT SAND FINISH
3. FIBERCEMENT BOARD & BATTEN
4. GABLE END VENT
5. WINDOW TRIM
6. BUILDING TRIM
7. WOOD OUTLOOKERS
8. VINYL GLAZING
9. WOOD GUARDRAIL
10. FIBERGLASS ENTRY DOOR
11. METAL SECTIONAL GARAGE DOOR
12. DECORATIVE EXTERIOR LIGHTING
13. STANDING SEAM METAL ROOF
14. UTILITY CLOSET DOORS (PAINT TO MATCH EXISTING SURFACE)
15. 6X6 WOOD POST
16. POTSHELF



REAR ELEVATION

LEFT ELEVATION

Attachment 1

OAK SPRINGS VILLAGE

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

REAR LOADS - 7A BUILDING ELEVATIONS

BUELLTON, CA

KTGY # 2013-0000 04-29-2014

0 4 8 16

A.1.6

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17922 Fitch
Irvine, CA 92614
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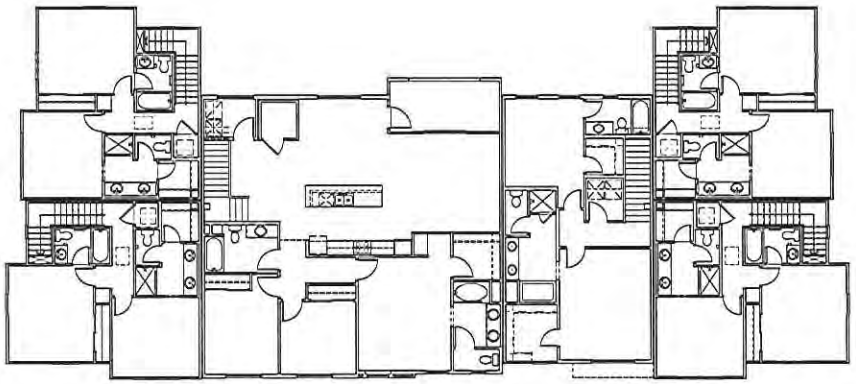
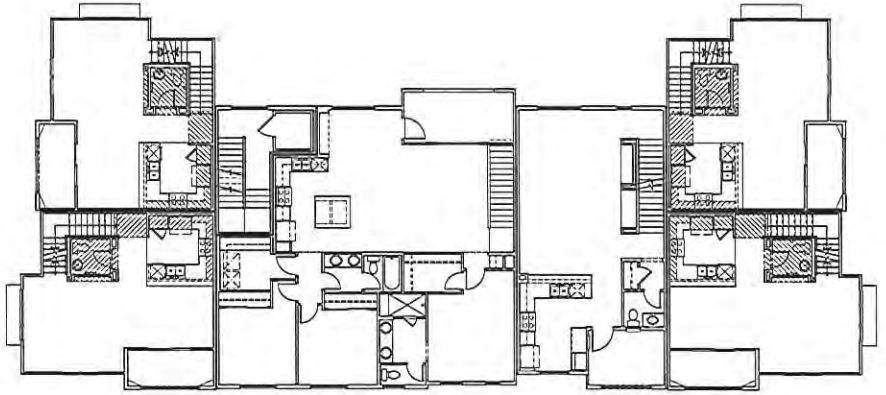
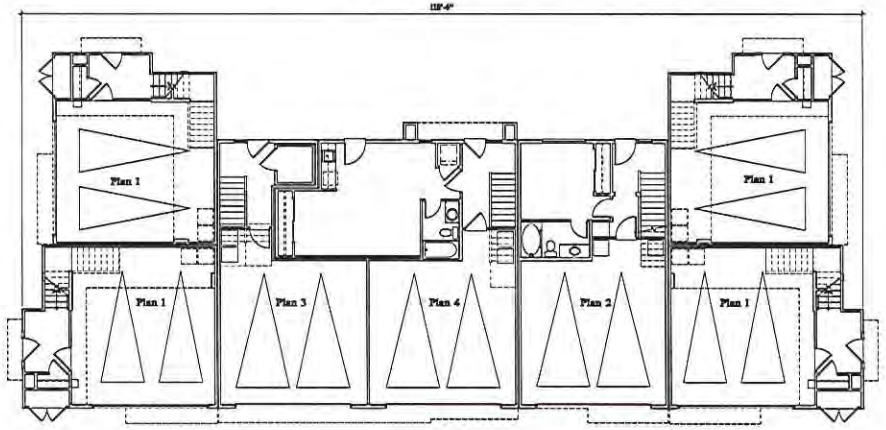


THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

Attachment 1

OAK SPRINGS VILLAGE

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

REAR LOADS - 7B BUILDING PLAN

BUELLTON, CA
KTGY # 2013-0160

0 4 8 16

A.1.7

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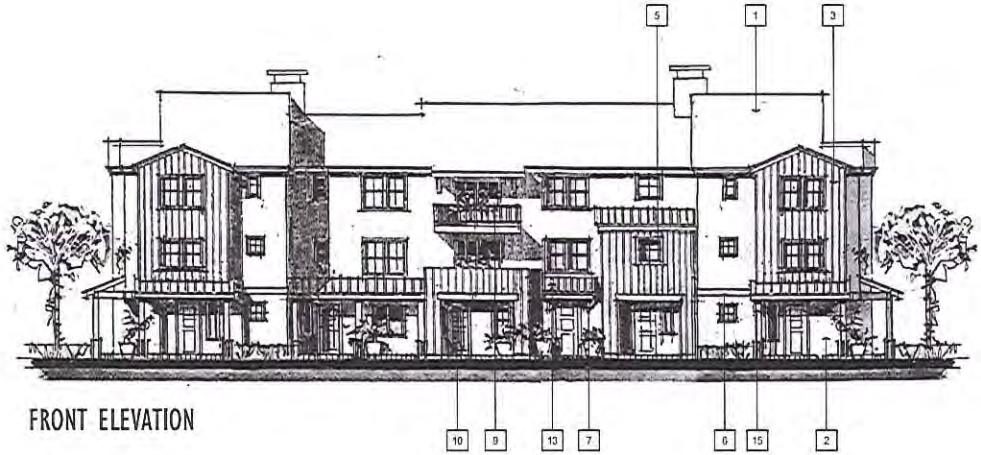
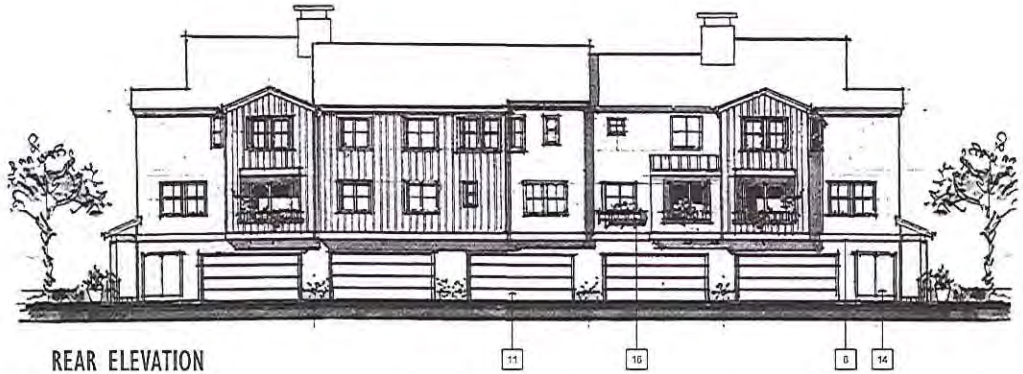


FRONT ELEVATION

TYPICAL SIDE ELEVATION



REAR ELEVATION

MATERIAL LEGEND

1. COMPOSITION SHINGLE ROOF
2. STUCCO, LIGHT SAND FINISH
3. FIBERCEMENT BOARD & BATTEN
4. GABLE END VENT
5. WINDOW TRIM
6. BUILDING TRIM
7. WOOD OUTLOOKERS
8. VINYL GLAZING
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10. FIBERGLASS ENTRY DOOR
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12. DECORATIVE EXTERIOR LIGHTING
13. STANDING SEAM METAL ROOF
14. UTILITY CLOSET DOORS (PAINT TO MATCH EXISTING SURFACE)
15. 6X6 WOOD POST
16. POTSHELF

0 4 8 16

OAK SPRINGS VILLAGE

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

REAR LOADS - 7B BUILDING ELEVATIONS

A.1.8

BUELLTON, CA

KTGY # 2013-0030 04-29-2014

KTGY Group, Inc.
Architecture+Planning
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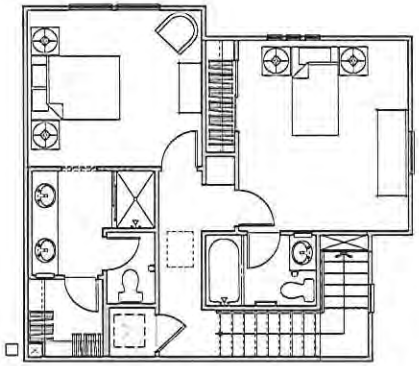
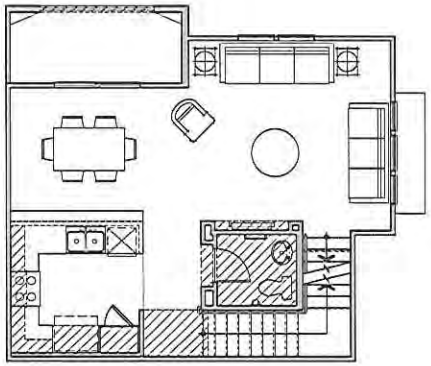
ktgy.com

Attachment 1

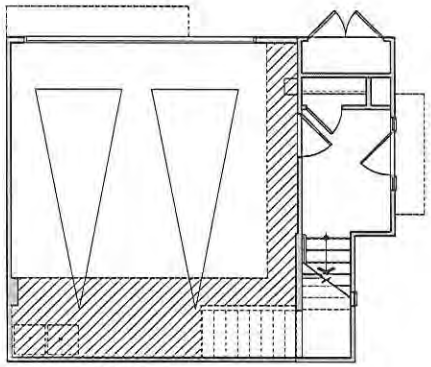


Third Floor
567 SQ. FT.



Second Floor
528 SQ. FT.

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



First Floor
97 SQ. FT.

Attachment 1

OAK SPRINGS VILLAGE

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

REAR LOADS - UNIT PLANS - PLAN 1

BUELLTON, CA
KTGY # 2013-0000

A.2.0

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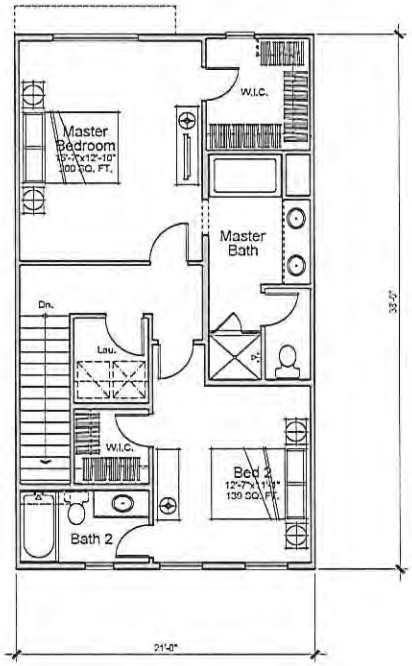
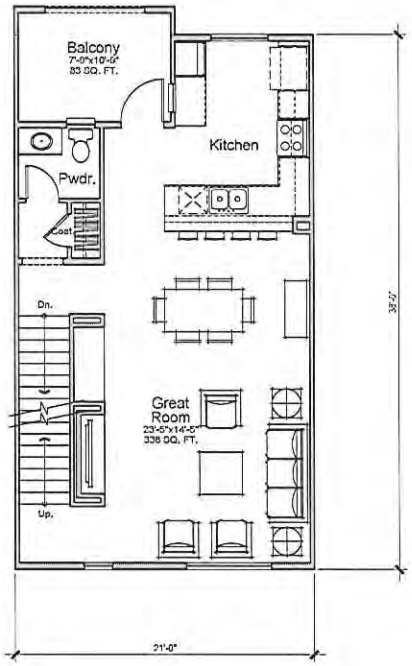
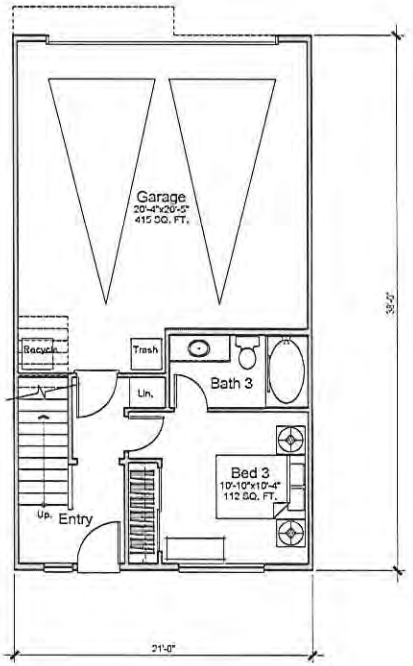
ktgy.com



Third Floor
710 SQ. FT.



Second Floor
688 SQ. FT.



First Floor
323 SQ. FT.

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

Attachment 1

OAK SPRINGS VILLAGE

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

REAR LOADS - UNIT PLANS - PLAN 2

BUELLTON, CA
KTGY # 2013-0030

0 2 4 8

A.2.1

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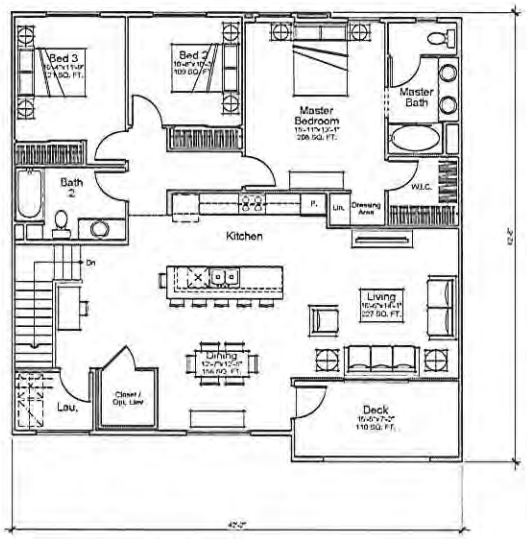
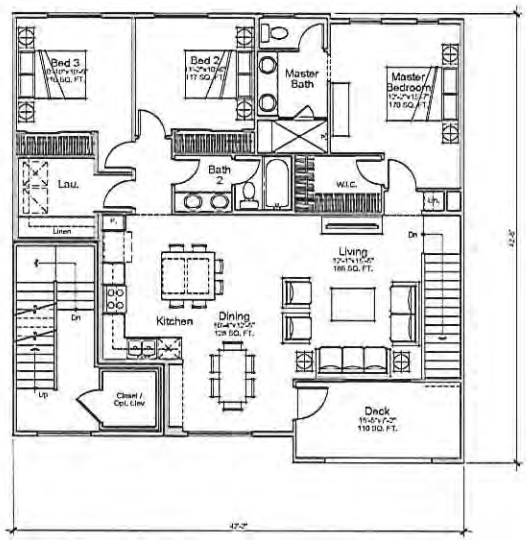
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

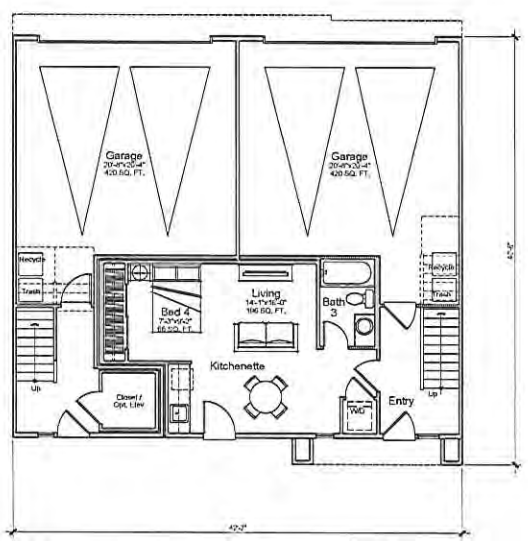


Plan 3
Third Floor
1488 SQ. FT.



Plan 3
Second Floor
165 SQ. FT.

Plan 4
Second Floor
1298 SQ. FT.



Plan 3
First Floor
165 SQ. FT.

Plan 4
First Floor
497 SQ. FT.

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

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

Attachment 1

OAK SPRINGS VILLAGE

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

REAR LOADS - UNIT PLAN 3 + PLAN 4

BUELLTON, CA
KTGY # 2013-0000

A.2.2

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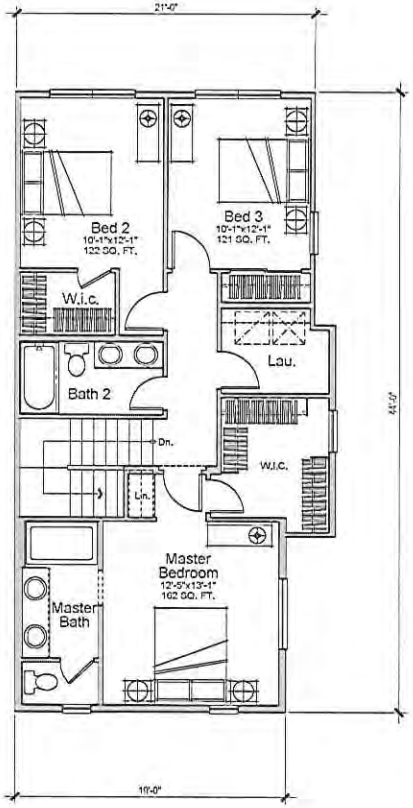
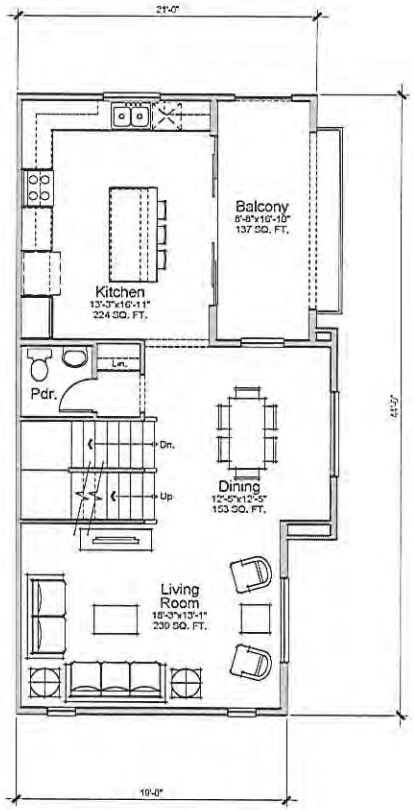
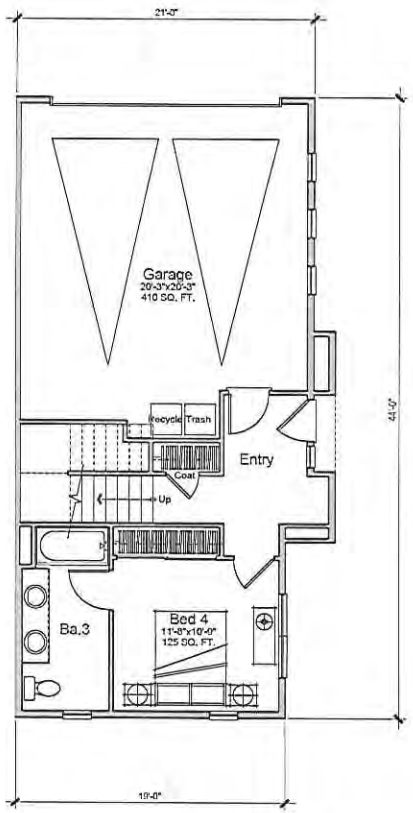
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com



Third Floor
811 SQ. FT.



Second Floor
743 SQ. FT.



First Floor
400 SQ. FT.

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

Attachment 1

OAK SPRINGS VILLAGE

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

REAR LOADS - UNIT PLANS - PLAN 5

BUELLTON, CA
KTGY # 2011-0000

0 2 4 8

A.2.3

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

LICENSED LANDSCAPE ARCHITECT
Robert F. Adams No. 4726
Signature
October 31, 2013
Renewal Date
Date
STATE OF CALIFORNIA

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

225 W. FIGUEROA STREET
SANTA BARBARA, CA 93101
(805) 722-0144
robert@earthknower.com

WEB: EARTHKNOWER.COM

CONCEPTUAL LANDSCAPE PLAN

OAK SPRINGS VILLAGE SPECIFIC PLAN
Buellton, California

Revisions

SHEET 1 of 1

L-1

DATE PREPARED
MAY 6, 2014

Attachment 1