



CITY OF BUELLTON

PLANNING COMMISSION AGENDA

**Regular Meeting of October 6, 2016 – 6:00 p.m.
City Council Chambers
140 West Highway 246, Buellton, California**

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

CALL TO ORDER

Chair Foster Reif

PLEDGE OF ALLEGIANCE

Commissioner Padilla

ROLL CALL

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

REORDERING OF AGENDA

PRESENTATIONS

None

APPROVAL OF MINUTES

- 1. Minutes of the regular Planning Commission meeting September 15, 2016**

PUBLIC COMMENTS

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

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

None

OTHER BUSINESS

2. **Preliminary Review - The Commons at Zaca Creek
16-FDP-05 and 16-CUP-02**

WRITTEN COMMUNICATIONS

PLANNING COMMISSIONER COMMENTS

PLANNING DIRECTOR REPORT

ADJOURNMENT

To the next regularly scheduled Planning Commission meeting of Thursday, October 20, 2016 at 6:00 p.m. in the Council Chambers located at 140 West Highway 246.

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

CITY OF BUELLTON

PLANNING COMMISSION MEETING MINUTES

**Regular Meeting of September 15, 2016 – 6:00 p.m.
City Council Chambers, 140 West Highway 246
Buellton, California**

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Chair Reif led the Pledge of Allegiance

ROLL CALL

Present: Commissioners Brian Dunstan, Joe Padilla, Vice Chair Art Mercado and Chair Foster Reif

Absent: Commissioner Dan Heedy

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

REORDERING OF AGENDA

None

PRESENTATIONS

None

APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of September 1, 2016

Planning Commission Secretary Clare Barcelona noted a correction to the minutes in regards to Commissioner Padilla's absence.

MOTION:

Chair Reif moved and Commissioner Dunstan seconded the motion to approve the Minutes of September 1, 2016 with the correction noted.

VOTE:

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

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

2. **Resolution No. 16-06 - "A Resolution of the Planning Commission of the City of Buellton, California, Approving a Final Development Plan (16-FDP-04) for the Flying Flags RV Resort Phase III Project Located at 180 Avenue of Flags, Assessor's Parcel Number 137-200-085 and Making Related Findings Under the California Environmental Quality Act"**

RECOMMENDATION:

That the Planning Commission consider the adoption of Resolution No. 16-06.

DOCUMENTS:

Planning Department Staff Report with attachment (Vicinity Map, Architectural and Civil Plans)

Resolution No. 16-06

STAFF REPORT:

Assistant Planner Andrea Keefer presented the staff report.

SPEAKERS/DISCUSSION:

Staff clarified that this project did not require architectural review as it is an infill project and is consistent with the existing project.

Sid Goldstien, Project Engineer, introduced the Architect, David Goldstien and project associates, Rick Kippers, Ron Biddlecome and Dan Bauman. Mr. Goldstien gave a history of the project and emphasized the proposed improvements.

David Goldstien, Architect, passed around a color and materials board and photos of the existing buildings on the site.

Chair Reif opened the Public Hearing at 6:18 p.m.

Therese Kokorowski, 100 Six Flags Circle, read a statement into record expressing concerns regarding loud music coming from Flying Flags every Friday and Saturday evenings.

Dan Bauman, Applicant, addressed Ms. Kokorowski's concerns stating that acoustic music is provided on the front patio on Friday and Saturdays from 6-9 p.m. As part of Phase II a new stage area is planned to be located further from the neighboring residents.

City Manager stated that there are current noise restrictions in the Municipal Code.

Ms. Kokorowski clarified that issue is not the level of the sound but the frequency of the music.

Kathy Vreeland, Buellton Chamber of Commerce spoke in support of the project.

Chair Reif closed the Public Hearing at 6:34 p.m.

MOTION:

Chair Reif moved and Commissioner Padilla seconded the motion to adopt Resolution No. 16-06 "A Resolution of the Planning Commission of the City of Buellton, California, Approving a Final Development Plan (16-FDP-04) for the Flying Flags RV Resort Phase III Project Located at 180 Avenue of Flags, Assessor's Parcel Number 137-200-085 and Making Related Findings Under the California Environmental Quality Act" with the added Condition #33 and corrections to the wording of Condition #38 as indicated in the staff report.

VOTE:

Motion passed with a 4-0 roll call vote.

OTHER BUSINESS

None

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

None

PLANNING DIRECTOR REPORT

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

ADJOURNMENT

Chair Reif adjourned the meeting at 6:38 p.m. to the next regular scheduled meeting of the Planning Commission to be held October 6, 2016 at the City Council Chambers, 140 West Highway 246, Buellton.

Foster Reif, Planning Commission Chair

ATTEST:

Clare Barcelona, Planning Commission Secretary

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

CITY OF BUELLTON
Planning Commission Agenda Staff Report

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

To: The Honorable Chair and Commission Members
From: Irma Tucker, Contract City Planner
Date: October 6, 2016
Subject: Preliminary Review – The Commons at Zaca Creek
16-FDP-05 and 16-CUP-02

BACKGROUND/DISCUSSION

Owner: ZC Commons Holdings, LLC
Applicant: Don Conner, Coast Development Partners I, LLC
Zoning: CS (Service Commercial) and CR (General Commercial)
APN: 137-170-068

The proposed project consists of a Final Development Plan (16-FDP-05) and Conditional Use Permit (16-CUP-02) for the construction of a destination project which includes a boutique public market, restaurants, tasting rooms, and retail uses, located at 610 McMurray Road, northeast of the Damassa Road intersection (**Attachment 1 - Vicinity Map**).

The development includes over 55,000 square feet of commercial space, on an irregularly shaped 4.25+/- acre parcel of vacant land that contains zoning and land use designations of CS (Service Commercial) on the northern portion and CR (General Commercial) on the southern portion (**Attachment 2 - Zoning Map**).

The project site is undeveloped land, generally flat with gently sloping topography towards Zaca Creek, which runs west along the northern property line and turns south through the west side of the site; a 50-foot creek corridor setback is required for building structures. A pedestrian bridge is proposed over Zaca Creek. A portion of the site is in the 100-year flood zone; grading may be required to bring the building pad into compliance with the City's Floodplain ordinance (**Attachment 3 – 100-Year Flood Zone Map**).

Adjacent land uses consist of existing commercial buildings to the north (Firestone Walker Brewery), vacant land and Highway 101 to the west; the Hampton Inn & Suites (under construction) to the south, and vacant land to the east (which is located outside of the City limits).

A Project Description Addendum (**Attachment 4**) and Project Plans consisting of preliminary Site Plan, Landscape Plan, Grading Plan, Architectural Plans, Elevations, Materials Images, and Lighting Plan have been submitted by the Applicant and are attached hereto (**Attachment 5**).

The following studies/reports have also been submitted for staff review: Geotechnical Investigation, Drainage Study, Preliminary Flood Study, Stormwater Control Plan, Biological Constraints Analysis,

Cultural Resources Assessment, and Phase 1 Environmental Site Assessment, Preliminary Title Report and Policy of Title Insurance.

The Commons project will be developed as a complex of buildings consisting of ground floor, loft and subterranean tenant spaces, as well as exterior patio areas and an expansive central green space with open view of the surrounding hillsides. The total 55,199 square foot commercial space anticipates a tenant mix focused on tasting rooms, local and regional restaurants, craft food vendors and unique artisan retailers.

The Commons is planned to be open year-round, seven days per week, with general hours of operation expected to be 8:00 am to 12:00 am Sunday through Thursday, and 8:00 am to 2:00 am Friday and Saturday; hours may vary depending upon the season. The project will employ an estimated 32 employees per shift.

The following Table 1 summarizes square footages and uses.

TABLE 1 - THE COMMONS AT ZACA CREEK – BUILDING & USES

	Uses	Total S.F.
USAGE SUMMARY:	Retail (Interior)	27,437
	Retail Patio (Exterior)	5,318
	Restaurant (Interior)	6,391
	Guest Area (47%) = 3,029 SF	
	Non-Guest Area (53%) = 3,362 SF	
	Restaurant Patio (Exterior; Guest Area)	1,792
	Warehouse/Storage	13,381
	Residential (Manager’s Unit)	880
Total SF (All Uses)		55,199
BUILDING SIZE TOTALS:	Ground Floor	34,657
	Mezzanine (Tenant Storage)	2,955
	Basement (Tenant Storage)	10,477
	Tenant Patios	7,110
Total SF (All Bldgs)		55,199

INITIAL STAFF REVIEW

Zoning

The proposed project generally conforms with the City’s commercial zoning standards (Buellton Municipal Code (BMC) § 19.02.220, 19.04.120, and 19.04.142), and applicable policies of the Buellton General Plan, with the exceptions noted below. A single one-bedroom residential unit is proposed, intended for use as a manager’s unit (note: this is considered caretaker/employee housing, an allowed use in the CS Zone).

The CS and CR Zones allow a maximum building height of 35 feet, with a 50 foot maximum allowed for architectural features (flagpoles, monuments and similar structures). The proposed maximum building height is 33’10”, located at Building A (Public Market), in conformance with code requirements; other buildings vary in height from 22 feet to 29 feet. A steel sign tower (considered an architectural feature) with a maximum height of 45 feet is proposed, also consistent with code requirements.

The CS Zone requires a front setback area of 10 feet, which would apply to the street frontage along McMurray Road, northern portion of site. In order to comply with this requirement, the project plans need to

be revised to show a 10-foot front setback in CS zone (BMC §19.02.220) and related street frontage landscaping (§19.04.120 B.2); and to eliminate the parking within this setback area (BMC §19.04.144 B.1). In order to potentially accommodate all or a portion of this setback area, Applicant may consider requesting an alternate alignment for the street frontage property line as part of the City Right-of Way vacation request discussed in the Public Works Section below.

Parking

The proposed project generally conforms with the City’s parking standards (BMC § 19.02.140, 19.04.142, and 19.04.144), with the exception of handicapped and loading zone spaces, noted in the discussion below.

TABLE 2 - PARKING ANALYSIS

Use	Proposed Area (or Factor)	Parking Space Ratio	Parking Req'd	Parking Provided
Retail (Interior)	27,437 sf	1 per 300 sf	92	
Retail Patio (Exterior; Guest Area)	5,318 sf	1 per 300 sf	18	
Restaurant (Interior; Guest Area)	3,029 sf	1 per 300 sf	11	
Restaurant Patio (Exterior; Guest Area)	1,792 sf	1 per 300 sf	6	
Restaurant Employees	32 employees per shift	1 per 2 employees	16	
Warehouse/Storage (For Retail and Restaurant Tenants)	13,381 sf	1 per 1,000 s.f. 1 per 4 employees	14 (*Note)	
Residential (Manager’s Unit)	880 sf; 1 bedroom unit	1 per bedroom	1	
TOTALS			158	160
Handicapped	Per total number of spaces on site	4 spaces for site with 121 – 160 spaces	4	Unclear; not labeled nor in parking calcs
Loading Space	Commercial Uses w/ floor area of 3,000+ s.f.	1 space	1 space (10 ft. x 30 ft).	0

Municipal Code § 19.04.140 and 19.04.142 require a total of 158 on-site parking spaces, as calculated in the above table; the proposed plans show 160 parking spaces. (*Note: the Warehouse/Storage use is intended for use only by Retail and Restaurant tenants and would not have separate employees; therefore, a separate parking requirement for Warehouse employees has not been applied.)

Of the total 160 parking spaces provided, the Code requires that at least 4 of spaces be designated for Handicapped use. In addition, one (1) loading space is required. Project site plan needs to be revised in order to include the handicapped and loading space calculations in the parking statistics, and to clearly show and label the spaces in the site layout.

Bicycle racks are proposed in various locations, for a total of approximately 60 spaces, 30 of which are designated as “ride-share”.

Trash Enclosures

Location of the single proposed trash enclosure is too close to Zaca Creek and not easily accessible to all tenants, given the expansive layout of the project site. Staff suggests providing two trash collection areas, with consideration of proximity to creek and access for tenants. Construction design details, location and accessibility to refuse collection trucks need to be verified for the trash enclosure area with Marborg. Applicant to submit trash and recycle area plans to Marborg for review and incorporate required design considerations into revised plans.

Landscaping

The landscape plans need to match the site plan, and show specific locations and types of proposed new trees, shrubs, flowers, grasses and hardscape. A statement addressing the State water conservation mandate shall be included on the revised plan.

In the CS Zone, BMC § 19.04.120 requires setback areas to be landscaped; the CS portion of the property requires a 10-foot front setback along McMurray Road which, therefore, requires a 10-foot wide planted area. In order to provide consistency along the street frontage, the 10-foot planted area needs to be extended along the CR portion of the property as well. Plans need to be revised to accommodate this requirement.

Municipal Code § 19.04.144 calls for additional landscape treatment where total outdoor parking area exceeds 3,500 square feet. The proposed Project will be required to incorporate the following: landscaped islands at all ends of parking lanes trees, shrubbery and ground cover at suitable intervals to break up the continuity of the parking area; planting islands for such trees and shrubs shall be protected by curbs from vehicle traffic.

Comments received from the City's contract Architect as part of the Architectural Design Review will be available prior to or at the Planning Commission meeting and shall be addressed in resubmittal of plans.

Architectural Design

The architectural character applicable to the project is Contemporary Ranch per the City's Community Design Guidelines. The project generally conforms to the Contemporary Ranch style and incorporates appropriate elements of rustic and agrarian styles prevalent in the surrounding area. The current plans address prior concept plan review comments provided by the Planning Commission regarding greater variety of exterior building forms, materials and architectural detailing.

Design review comments from the City's contract Architect will be provided to the Planning Commission prior to the meeting, and shall be addressed in resubmittal of plans.

Signage and Lighting

Sample images have been provided regarding exterior signage; however these lack site-specific detail regarding dimensions, location, lighting, materials, colors, etc. A Master Sign Program is required in sufficient detail to allow for calculation of compliance with the City's sign ordinance (BMC § 19.04.176 through 19.04.176)

Applicant has submitted a proposed preliminary exterior lighting plan and photometric analysis, however lighting associated with signage needs to be addressed, as well as any revisions to the fixtures and locations that may result from site plan modifications.

Project Access

Access to the project site is provided through a shared driveway with the adjacent Hampton Inn property to the south. Provision for this shared access has been granted by a recorded easement. Additional access to

parking is provided along McMurray Road, contingent upon City vacation and conveyance of Right-Of-Way (see Public Works section below).

Public Works

Drainage. A minor tributary to Zaca Creek may potentially be located in the northeast quadrant of the property; Applicant needs to address the status of this tributary and related drainage, as applicable.

City Right-Of-Way Vacation and Conveyance. The Applicant has requested that the City consider vacating and conveying to the Owner for inclusion in the Commons project a portion of the City's current right-of-way (ROW) along McMurray Road as shown in the project plans. This irregularly shaped sliver of land does not appear to be within the area required for McMurray Road improvements and may be evaluated by the City as potential surplus land. Ultimate utilization by the project of this ROW sliver of land is contingent upon the City's approval of the vacation and conveyance request; otherwise, a project re-design would be required at this location.

General. The following comments from the Public Works Department are required to be addressed in the resubmittal of plans:

1. Would the applicant consider widening the bridge so that it can be a secondary vehicular access or create a separate bridge for vehicles? Also, the bridge span should be such that the bridge abutments are outside of the identified floodway; they are currently shown within the floodway.
2. Provide additional topo/site information on plans that extend another 100' surrounding the property on the grading plans to show how the project integrates with existing facilities (this is particularly important on the north/west and south sides).
3. *Flood Study:* Please clarify the elevations raised due to the development. The conclusion says the BFE is higher across the site and extent will encroach further into the site, but it does not specify by how much. Also, we would like to have an exhibit that shows the proposed development and the flood limits (pre and post). Also, to what extent is the flood elevation raised that impacts adjacent and other parcels. The exhibits provided show the mapping with pre conditions and with the other developments planned/in-construction but does not show the impact/displacement of the Commons development.

In addition, discussion needs to be made/shown regarding the floodway. Although portions of the existing McMurray Road are located within the mapped floodway, the proposed development shows parking and improvements within the floodway. A capacity analysis should be provided, explained, and shown to determine that the floodway is either not affected or the extent is different than mapped by the proposed development. There cannot be any increase in flood levels. It will need to be explicitly clear for the environmental analysis that the extreme hazards called out from a floodway will not occur with the proposed development (both hazard to the proposed development and to adjacent properties from potential debris/projectiles etc from the proposed development within the floodway). This needs to be provided and reviewed prior to project approval.

4. *Stormwater Control Plan:* Please clarify what type of PCR/LID is proposed for retention and treatment? Will it be entirely subsurface? The drainage study references ponds, however neither the stormwater control plan or grading plan identifies ponds.

5. The grading plans identify the FEMA floodplain extent – is this pre or post? The Flood study identified that post construction, the floodplain encroaches further on-site.
6. Please show city ROW extent; project shall develop to the ultimate right-of-way. This will also specifically identify any “excess” right-of-way, which the applicant should formally request the city to vacate ROW in order to accommodate proposed project parking.
7. Property frontage along McMurray Road shall be developed to the ultimate right-of-way, to include paving, curb and gutter, sidewalk and bike lane improvements. The City wants to ensure pedestrian facilities are continuous and contiguous from the development north and south of the Commons. Generally, the ultimate right-of-way for McMurray is 76 feet with roadway width of 56 feet held from the west side of McMurray Road.

Environmental

In accordance with the California Environmental Quality Act (CEQA), Staff will be preparing an initial study after all of the special studies (Air Quality, Greenhouse Gas Emissions and Traffic Studies, as well as a peer review of the Biological Resources Study prepared by the applicant) are completed. The level of environmental review will be determined at that time.

INITIAL STAFF COMMENTS

After an initial review, it appears that the project is potentially consistent with the CS (Service Commercial) and CR (General Commercial) Zoning and land use designation and other applicable Municipal Code requirements. The applicant has consented in writing to an extension of the 30-day initial review period, in order to allow the Planning Commission comments to be included in the Incomplete Letter.

The following are initial staff comments on the proposed project:

1. Site Plan – revise to include:
 - a. All required setback areas, particularly the 10’ front setback along McMurray road.
 - b. Existing and proposed private and public easements.
 - c. Label all new buildings (one building does not have a label).
 - d. Show access and circulation for pedestrians.
 - e. Master Sign Plan, depicting the location and dimensions of all exterior signs and monuments, including lighting associated with signage.
 - f. Better accessibility and potentially two separate locations for trash enclosures, with design confirmation from Marborg.
 - g. Clear labels identifying the location of all existing trees with trunk diameters over 3”, showing type, trunk and canopy diameter; tabulate and indicate the status of each tree identified (e.g. to be removed, saved, relocated) and applicable replacement requirements to be incorporated into landscape plans.
2. Elevations – revise to show:
 - a. Fully dimensioned heights of all buildings from average finish grade; the buildings shall be identified to correspond with site plan.
3. Color and Materials Board – will need to be submitted prior to Planning Commission public hearing on the Final Development Plan and Conditional Use Permit

4. Landscape Plans –
 - a. Show the specific location by type of intended new trees, and the general location of other plantings (differentiate between groundcover, grasses, shrubs, etc.)
 - b. Show calculation of percentages for landscape and hardscape areas, and show locations for each.

Staff may have additional comments to be provided at the time of the meeting. Comments and corrections from staff and the Planning Commission will be summarized in an Incomplete Letter and provided 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, the project will move forward with a public hearing with the Planning Commission after the environmental review is completed. 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 – Zoning Map

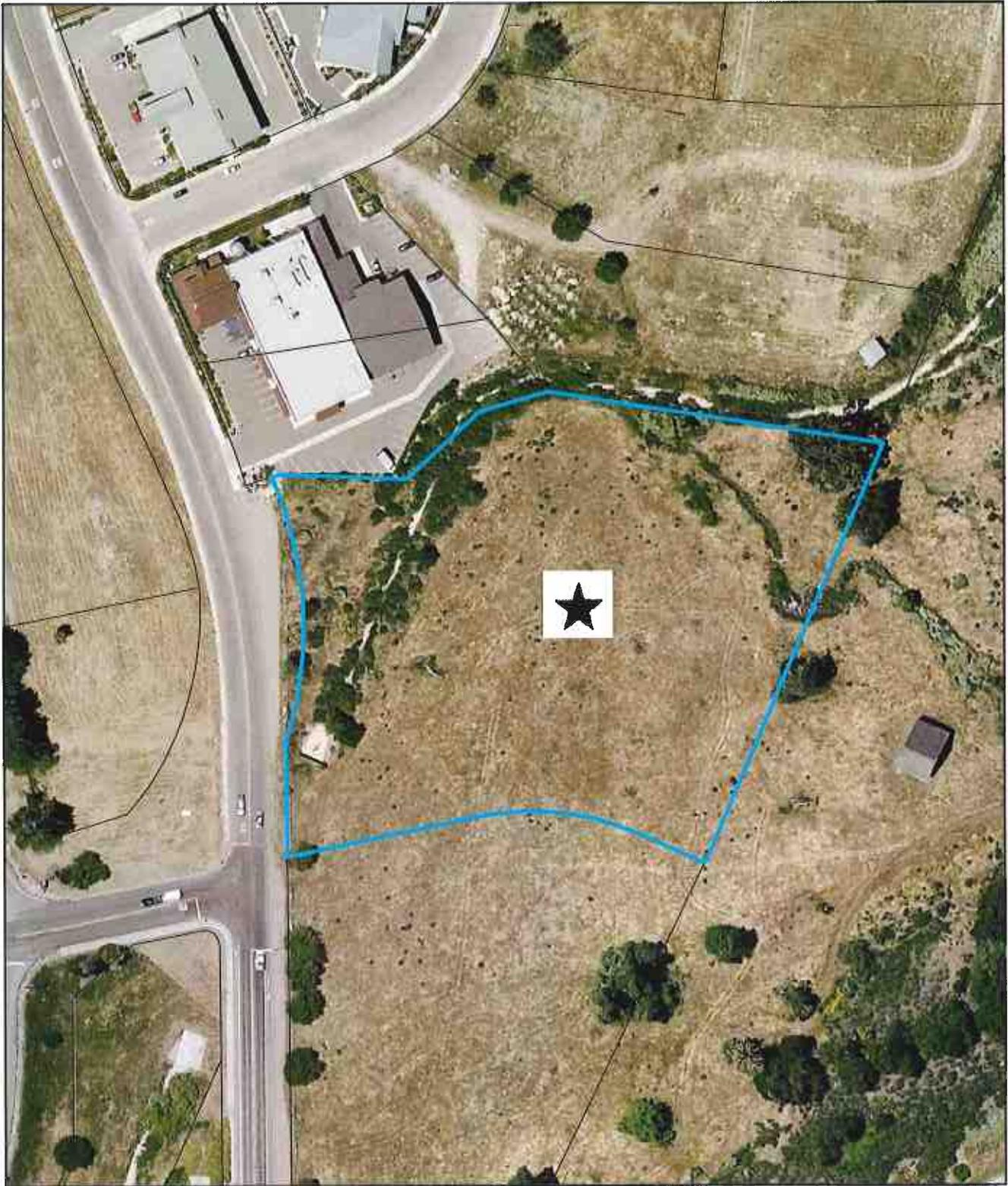
Attachment 3 - 100-Year Flood Zone Map

Attachment 4 – Project Description Addendum

Attachment 5 – Project Plans (Preliminary Site Plan, Landscape Plan, Grading Plan, Architectural Plans, Elevations, Materials Images, Lighting Plan)

Attachment 1 - Vicinity Map

The Commons at Zaca Creek



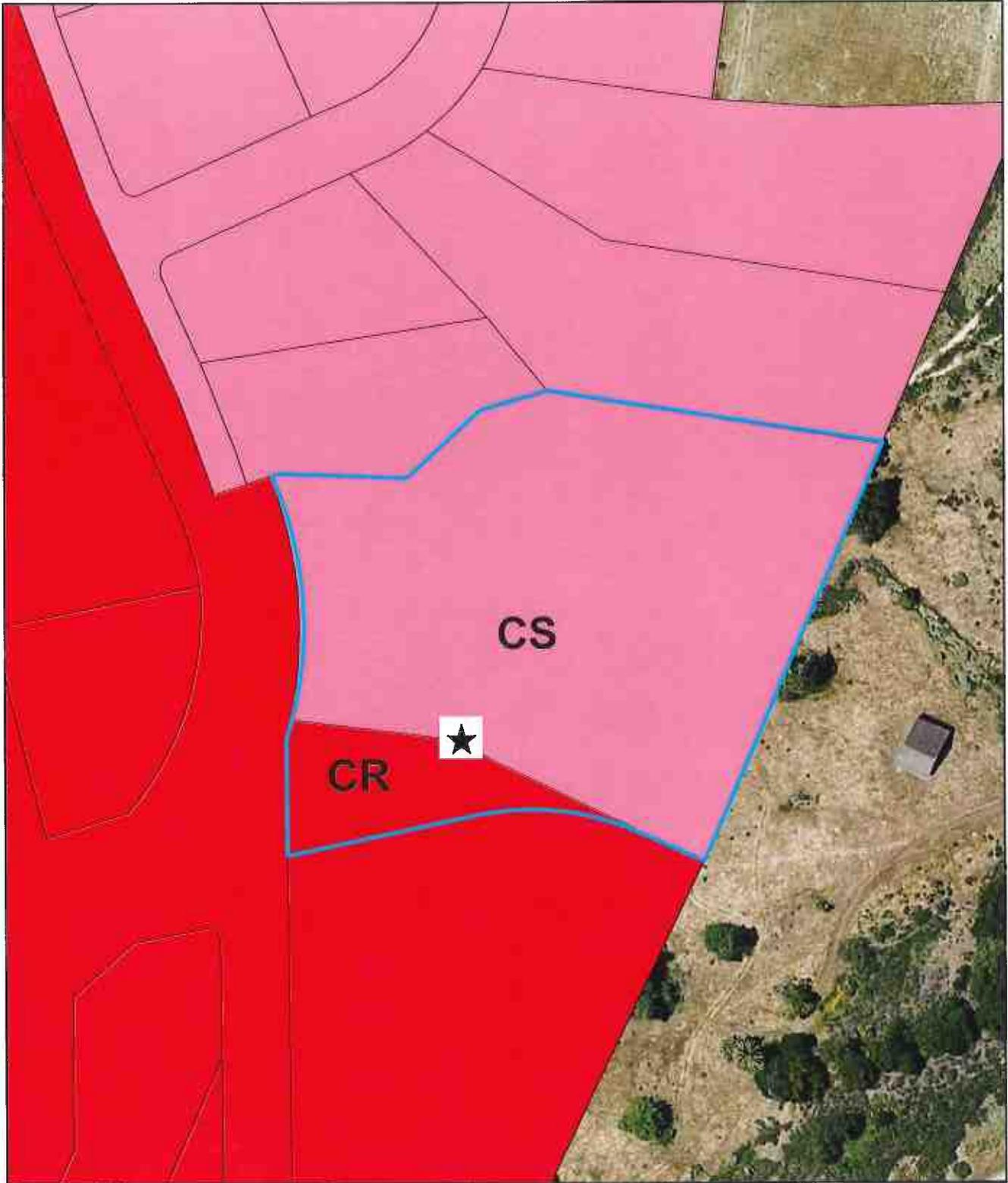
★ Subject Property



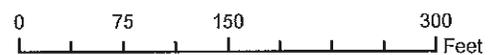
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Zoning Map

The Commons at Zaca Creek

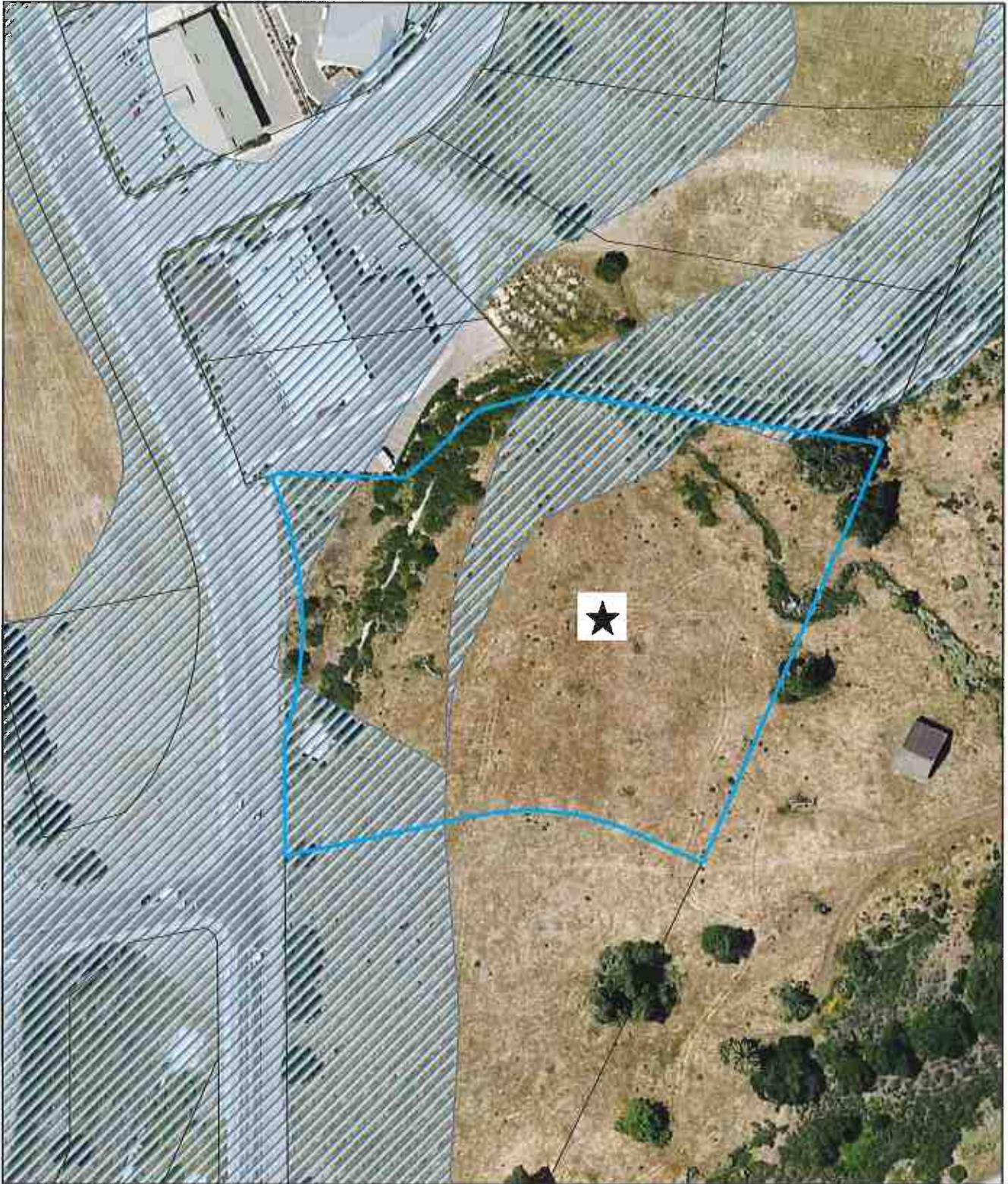


★ Subject Property

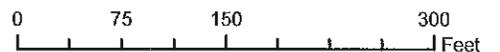


100-Year Flood Zone Map

The Commons at Zaca Creek



★ **Subject Property**





PROJECT ADDENDUM

1. **Application Form:** See attached.
2. **Statement of Exceptions:**
 - a. **Design Standards:** None.
 - b. **Other:** Applicant requests the City to consider vacating and conveying to Applicant for inclusion in the "COMMONS" project that portion of the City's current right-of-way as shown on the Applicant's Proposed Site Plan.
3. **Preliminary Title Report:** *Still To Be Provided.*
4. **Description of Proposed Use:** The COMMONS at Zaca Creek is a wine, food and artisan retail centric destination real estate development in the heart of Santa Barbara County Wine Country. The project is expected to comprise commercial space with a tenant mix that is focused on tasting rooms, local and regional restaurants, craft food vendors and unique artisan retailers. Combining a critical mass of these hospitality-oriented businesses within a single location, the COMMONS is expected to be an exciting regional destination for central coast residents, as well as a tourist must-see for visitors that frequent the Santa Ynez Valley and adjacent tourist areas.

The COMMONS project will be developed as a complex of buildings that are comprised of ground-floor, loft and subterranean tenant spaces. The complex will be situated around an expansive central green space that boasts unfettered views of a picturesque hillside dotted with majestic oaks and a turn-of-the-century wooden barn. The project site is an ideal setting for visitor congregation, socialization and place-making. The agrarian and contemporary ranch design planned for the COMMONS will be reflective of the region's unique rural setting and upscale country lifestyle. Leveraging the area's year-around temperate climate and natural beauty, many of the project's tenant spaces will include exterior patio areas that are purposed to enhance the overall guest experience.

The COMMONS is excepted to be open for guest traffic year-around seven days per week. Hours of operation will vary depending upon day of the week and season.
5. **Site Plan:** See Plan Set for Details.
6. **Elevations:** See Plan Set for Details.
7. **Schematic Floor Plans:** See Plan Set for Details.

8. **Color & Materials Board:** See Plan Set for Details.

9. **Engineering Plans/Reports:**

- a. **Grading Plan:** See Plan Set for Details.
- b. **Drainage Plan:** *Still-To-Be-Provided.*
- c. **Water, Sewer, Storm Drain, Utility Plan:** *Still-To-Be-Provided.*
- d. **Storm Water Control Plan:** See attached.
- e. **Preliminary Drainage:** *Still-To-Be-Provided.*
- f. **Flood Study:** See attached.

10. **Landscape & Lighting Plan:**

Landscape

- a. **Types of Plants/Trees:** See Plan Set for Details.
- b. **Size of Plants/Trees:** See Plan Set for Details.
- c. **Percentages of Landscaped Areas:**
 - i. Landscaped Area: 54,158 SF (~ 29% of Lot Area)
 - ii. Permeable Pavers: 14,040 SF (~7% of Lot Area)
 - iii. Total Permeable Area: 68,198 SF (~36% of Lot Area)

Lighting

- a. **Location of Exterior Lighting:** See Plan Set for Details.
- b. **Types of Light Fixtures:** See Plan Set for Details.
- c. **Photometric Plan:** See Plan Set for Details.

11. **Digital Copies:** *Still-To-Be Provided.*

12. **Environmental Materials:**

- a. **Cut/Fill Calculations:** See Plan Set for Details.
- b. **Tree Removal:** None.
- c. **Geo-Technical Report:** See attached.
- d. **Phase I Environmental:** See attached.
- e. **Structures for Demolition:** None.
- f. **Agency Correspondence:** We have conducted preliminary on-site inspections with both the California Department of Fish & Wildlife as well as the California Water Resource Board and received direction on permit applications. We will be submitting permit applications shortly.
- g. **Architectural Description:** The COMMONS is envisioned as a dynamic, lively, integrated mixed use neighborhood. In contrast to a typical retail development, the COMMONS is designed to feel as though it has developed organically over time as an integral part of the City's urban fabric. It therefore includes a range of architectural styles, all working within the "contemporary ranch" and "agrarian" architectural styles outlined in the City of Buellton's Community Design Guidelines, and designed in the context of the adjacent industrial neighborhood to the north, and the open agricultural land to the east.

Attachment 4

The architectural materials that are expected to be used at the COMMONS are as rich and varied as the building types. The palette consists of materials that are appropriate to the scale and use of the buildings and include materials that will age and patina over time. Consistent with typical agrarian materiality, naturally rusting metal is used in some places that will take on a variety of shades and colors. Like the aging wood siding on the historic barn to the east, naturally weathering or reclaimed wood siding will be used in some locations. Other types of metal siding are used throughout the project, as are often seen on ranch and agrarian structures. Board-formed concrete, used on some buildings and many areas of the site, provides rich texture authentic materiality.

The project's signage will be an important component of the architectural character. Internal signage guidelines will be developed for the project that will allow a rich variety of signage to suit tenants' needs and to provide an authentic range of signage design that would be typical of any neighborhood, but be controlled enough to provide visual consistency, low light levels, and maintain the high quality of design and user experience that we envision. At the entry to the site along McMurray Road, we have proposed a "clock tower" element that will also serve as project signage. This, like all the other signage, has been designed to be compatible with the City's design guidelines, and is reminiscent of a rich, historic, industrial architectural element that adds interest to the site.

All of the project's lighting will be carefully designed and selected to be at minimum levels and directed downward to preserve the dark, starry skies that Buellton enjoys. Light fixtures will be selected to add richness and variety to the buildings, add a sense of drama and excitement to the project experience, all while avoiding light pollution and preserving the dark night skies.

The project's landscaping will focus on low-water use native plantings, preservation of the existing oak trees, and enhancement of the City's urban forest with new canopy trees and additional oak trees. We have maximized opportunities on the site for new plantings, as well as enhancements to the existing Zaca Creek riparian area, an important feature of the site.

One of the key goals of the architectural design and the site design was to enhance the opportunities for pedestrian and bicycle connectivity. A short walk from the Avenue of the Flags, we anticipate the community walking to, from, and within the site. We have proposed enhanced sidewalks, a new bridge across Zaca Creek to shorten walking distances, and comfortable and pleasant walkways throughout and around the site. We also have provided accommodations for a bike-program on the site, as well as ample parking for standard bicycles.

Our project aspires to enhance the neighborhood in an authentic way – a dynamic and varied mix of new and "old" buildings, casual outdoor spaces, and lively and dynamic uses. We have designed the project to be a seamless extension of the surrounding neighborhoods.

- h. **Sound Mitigation:** The COMMONS is designed specifically to mitigate both sound intrusion from external noise generators (i.e., freeway, parking lots, neighboring properties) as well as sound bleed generated from noise within the development to neighboring parcels. As the complex of buildings that make up the COMMONS is laid out, the project is largely surrounded by buildings that create a barrier to sound intrusion and bleed. The main

Attachment 4

external pedestrian/guest areas of the project are within the barrier of these buildings. As such, sound generated from guest traffic and external patios largely would be contained within the development. In addition to the sound barrier created by the project's physical building layout, all building construction is expected to include appropriate insulation and dual-pane windows to further mitigate sound bleed from the buildings themselves to the external environment. Also careful attention has been directed to the development's southern property line that is adjacent to transient lodging where a 10'0" sound barrier wall is planned between the project's south side restaurant patio and southern neighbors. Additionally, no tenant patio areas were provided on the project's southern exposure to further mitigate external sound bleed.

- i. **Project Uses:** Please See Plan Set for further details.
- j. **Hazardous Substances:** None.
- k. **Substantial Odors:** None.
- l. **General Hours of Operation:** The development's hours of general operation will vary depending upon season and day of the week. General hours of operations are expected to be from 8:00am to 12:00am Sunday through Thursday, and 8:00am to 2:00am Friday and Saturday.

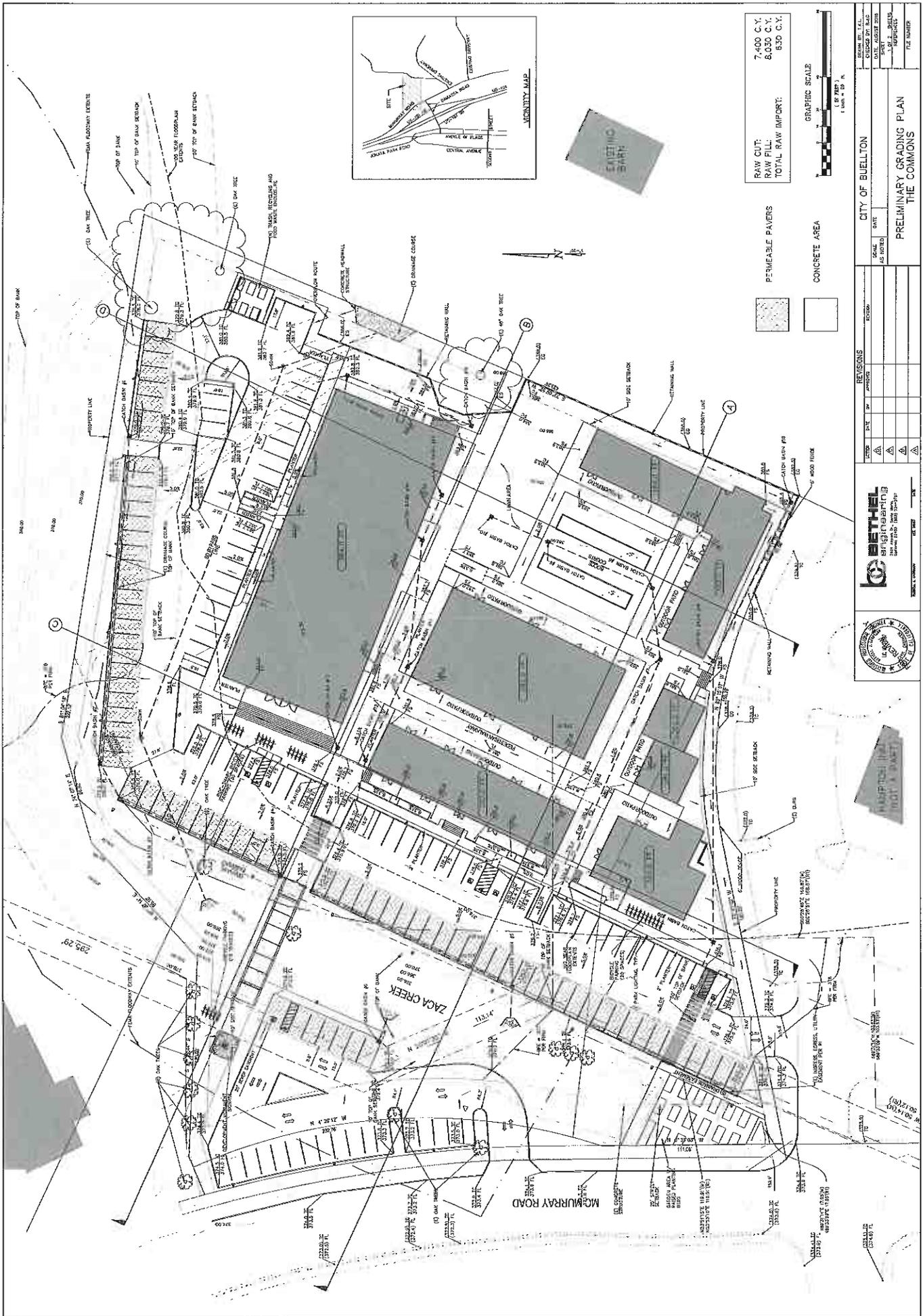
13. Story Poles: *Still To Be Determined.*

14. Other:

- a. Phase I Archeology Report: See attached.
- b. Phase I Biological Constraints Report: See attached.



T H E C O M M O N S
BUELLTON, CALIFORNIA 93427
DEVELOPMENT APPLICATION | 08.23.2016

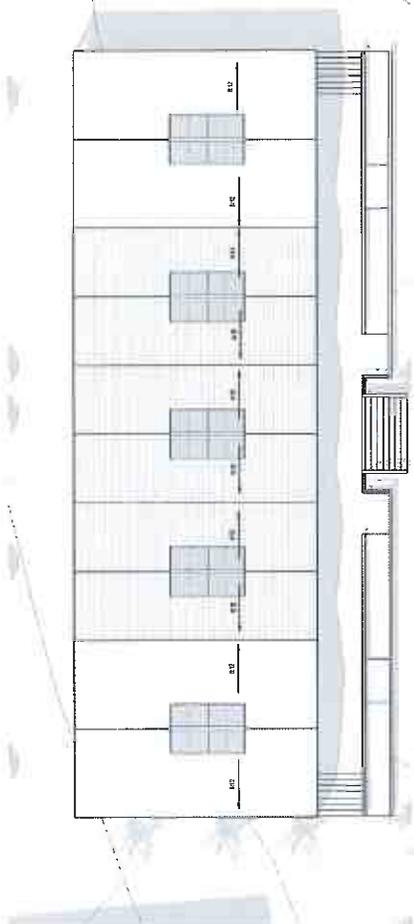


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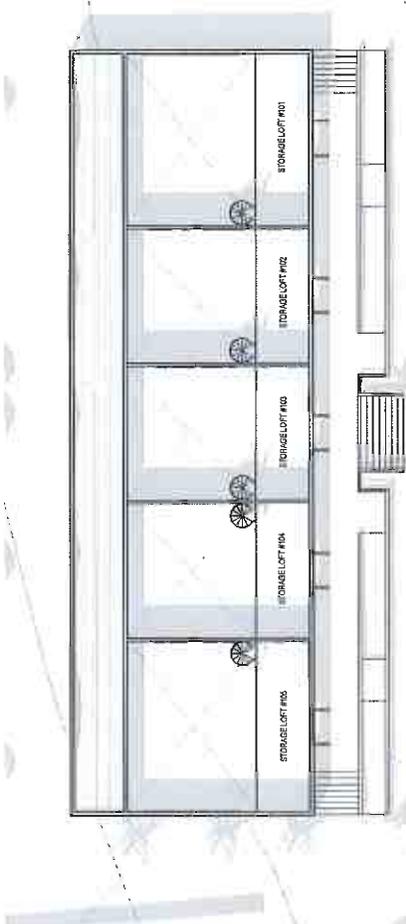


BUILDING AREA STATISTICS

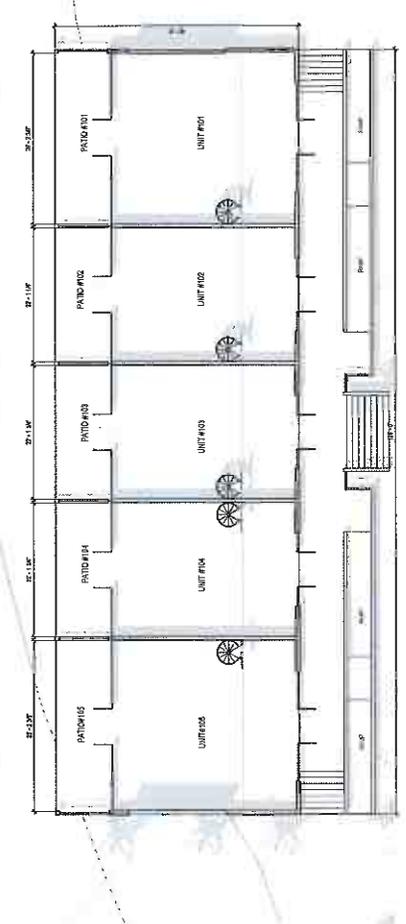
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	NO. OF UNITS	SQ. FT.
TOTAL AREA	1,000	100,000
UNIT #1	100	10,000
UNIT #2	100	10,000
UNIT #3	100	10,000
UNIT #4	100	10,000
UNIT #5	100	10,000
UNIT #6	100	10,000
UNIT #7	100	10,000
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UNIT #9	100	10,000
UNIT #10	100	10,000
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UNIT #96	100	10,000
UNIT #97	100	10,000
UNIT #98	100	10,000
UNIT #99	100	10,000
UNIT #100	100	10,000



PROPOSED FLOOR PLAN UNIT #03



PROPOSED FLOOR PLAN UNIT #02



PROPOSED FLOOR PLAN UNIT #01

NOT FOR CONSTRUCTION

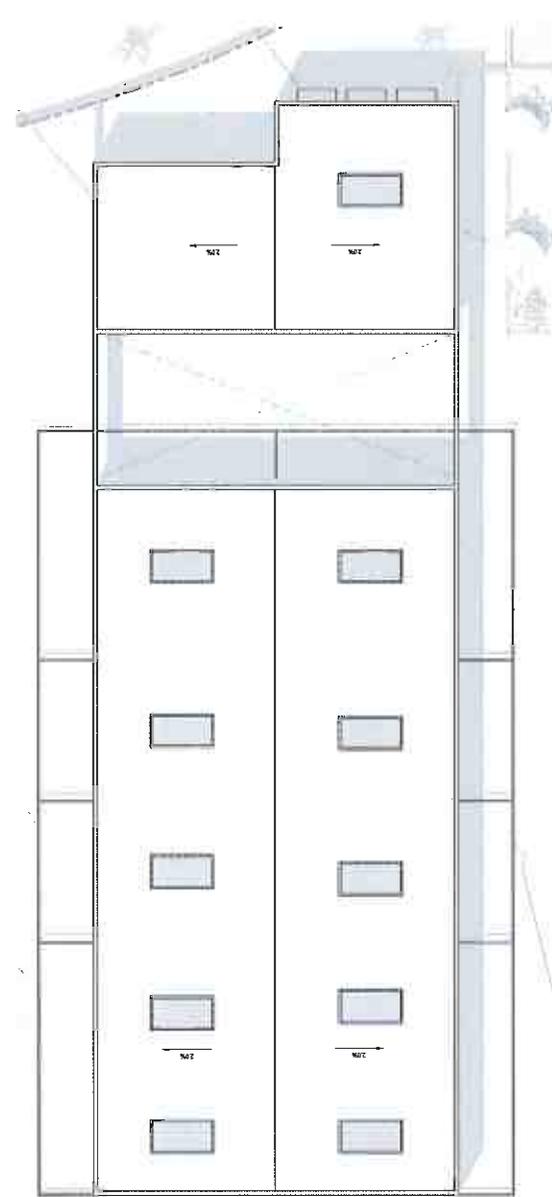


PROPOSED ROOF PLAN
DATE: 01/10/14

NO.	DESCRIPTION	DATE
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3	ISSUED FOR PERMITS	01/10/14
4	ISSUED FOR PERMITS	01/10/14
5	ISSUED FOR PERMITS	01/10/14
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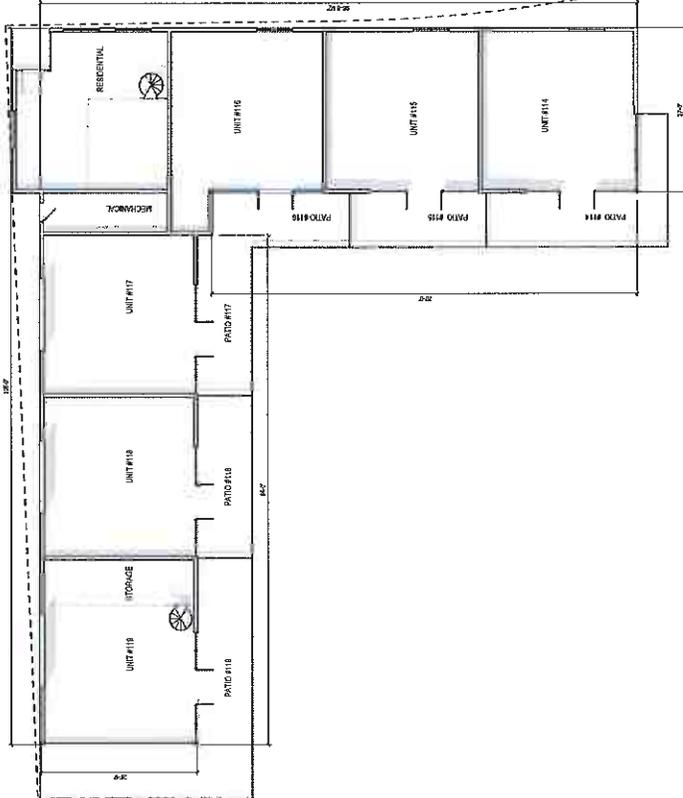
PROPOSED ROOF PLAN

BL-D
A202

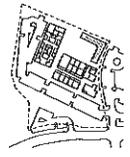


BUILDING AREA STATISTICS

RECEPTION	PROPOSED (Sqm/Ft)	PROPOSED (Sqm/Ft)
RECEPTION	100 SF	100 SF
MECHANICAL	100 SF	100 SF
STORAGE	100 SF	100 SF
UNIT #118	100 SF	100 SF
UNIT #119	100 SF	100 SF
UNIT #120	100 SF	100 SF
UNIT #121	100 SF	100 SF
UNIT #122	100 SF	100 SF
UNIT #123	100 SF	100 SF
UNIT #124	100 SF	100 SF
UNIT #125	100 SF	100 SF
UNIT #126	100 SF	100 SF
UNIT #127	100 SF	100 SF
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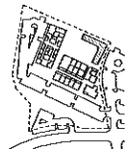


NOT FOR CONSTRUCTION



DEVELOPMENT APPLICATION

NO.	DESCRIPTION	DATE
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4	CONSTRUCTION	10/10/2010
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15	CONSTRUCTION	10/10/2010
16	CONSTRUCTION	10/10/2010
17	CONSTRUCTION	10/10/2010
18	CONSTRUCTION	10/10/2010
1		



DEVELOPMENT APPLICATION

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03/20/20

PROJECT NUMBER:	1904-0000
PROJECT NAME:	THE COMMONS AT ZACA CREEK
PROJECT ADDRESS:	1425 S.W. 10TH AVENUE, MIAMI, FL 33135
PROJECT CONTACT:	CASTLE DEVELOPMENT PARTNERS, LLC
PROJECT CONTACT:	2201 N.W. 103RD AVENUE, 1ST. FLOOR, CORAL GABLES, FL 33134
PROJECT CONTACT:	TEL: 305.375.1111
PROJECT CONTACT:	WWW.CASTLEDEVELOPMENT.COM

DATE:	03/20/20
PROJECT NUMBER:	1904-0000
PROJECT NAME:	THE COMMONS AT ZACA CREEK
PROJECT ADDRESS:	1425 S.W. 10TH AVENUE, MIAMI, FL 33135
PROJECT CONTACT:	CASTLE DEVELOPMENT PARTNERS, LLC
PROJECT CONTACT:	2201 N.W. 103RD AVENUE, 1ST. FLOOR, CORAL GABLES, FL 33134
PROJECT CONTACT:	TEL: 305.375.1111
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DATE:	03/20/20
PROJECT NUMBER:	1904-0000
PROJECT NAME:	THE COMMONS AT ZACA CREEK
PROJECT ADDRESS:	1425 S.W. 10TH AVENUE, MIAMI, FL 33135
PROJECT CONTACT:	CASTLE DEVELOPMENT PARTNERS, LLC
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PROJECT CONTACT:	TEL: 305.375.1111
PROJECT CONTACT:	WWW.CASTLEDEVELOPMENT.COM

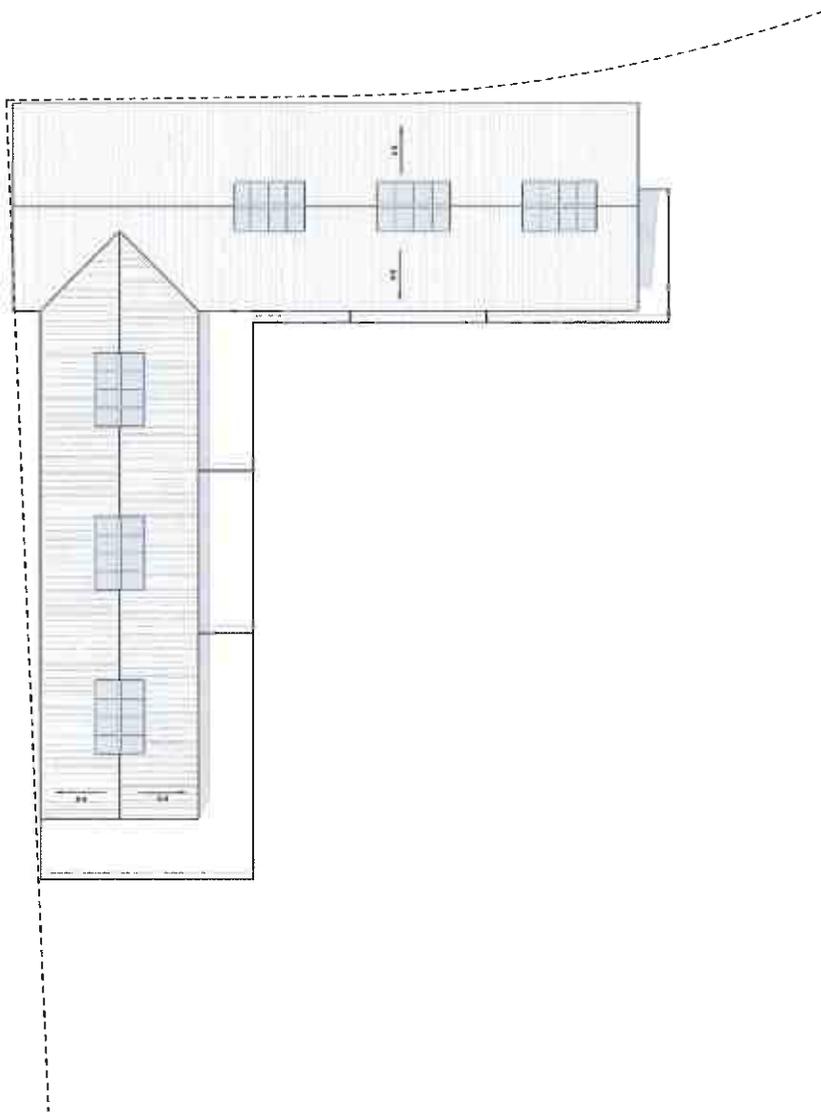
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PROJECT NUMBER:	1904-0000
PROJECT NAME:	THE COMMONS AT ZACA CREEK
PROJECT ADDRESS:	1425 S.W. 10TH AVENUE, MIAMI, FL 33135
PROJECT CONTACT:	CASTLE DEVELOPMENT PARTNERS, LLC
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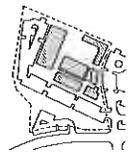
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PROJECT NUMBER:	1904-0000
PROJECT NAME:	THE COMMONS AT ZACA CREEK
PROJECT ADDRESS:	1425 S.W. 10TH AVENUE, MIAMI, FL 33135
PROJECT CONTACT:	CASTLE DEVELOPMENT PARTNERS, LLC
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DATE:	03/20/20
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PROJECT CONTACT:	TEL: 305.375.1111
PROJECT CONTACT:	WWW.CASTLEDEVELOPMENT.COM

PROPOSED ROOF PLAN

BL-E
A202





DEVELOPMENT APPLICATION

NO. _____ DATE _____

PROJECT NO.	_____
PROJECT NAME	_____
PROJECT ADDRESS	_____
PROJECT CITY	_____
PROJECT STATE	_____
PROJECT ZIP	_____
PROJECT PHONE	_____
PROJECT FAX	_____
PROJECT EMAIL	_____
PROJECT WEBSITE	_____
PROJECT CONTACT	_____
PROJECT TITLE	_____
PROJECT ROLE	_____
PROJECT SIGNATURE	_____
PROJECT DATE	_____

OVERALL DEVELOPMENT ELEVATIONS

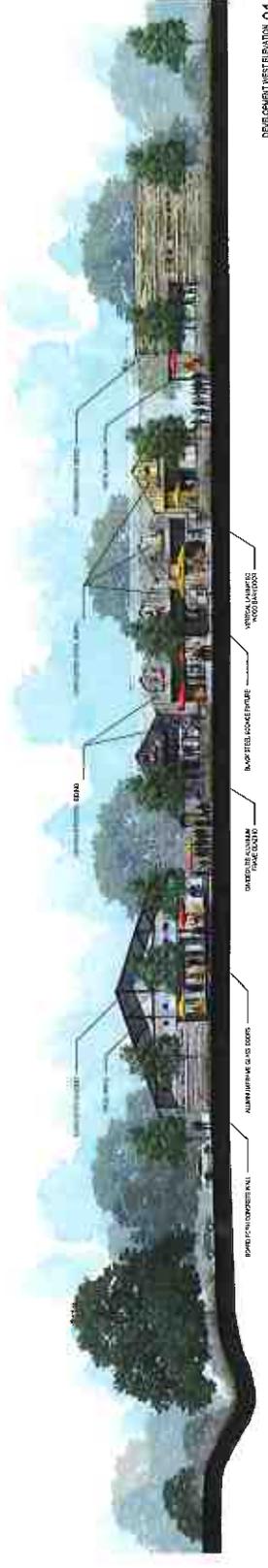
GEN
A302



DEVELOPMENT EAST ELEVATIONS WPT19 03



SOUTH ELEVATION - PUBLIC WORKS WPT19 02



DEVELOPMENT WEST ELEVATIONS WPT19 01



DEVELOPMENT
APPLICATION

NO.	DESCRIPTION	DATE
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42	REVISED	08/20/2014
43	REVISED	08/20/2014
44	REVISED	08/20/2014
45	REVISED	08/20/2014
46	REVISED	08/20/2014
47	REVISED	08/20/2014
48	REVISED	08/20/2014
49	REVISED	08/20/2014
50	REVISED	08/20/2014

OVERALL DEVELOPMENT
3D VIEWS

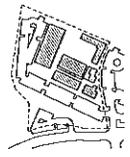
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PERSPECTIVE RENDERING - MARKET FRONT VIEW 2



PERSPECTIVE RENDERING - MARKET FRONT VIEW 1



DEVELOPMENT
APPLICATION

NO.	DESCRIPTION	DATE
001	PRELIMINARY	03/20/14
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MATERIAL / IMAGE
BOARD
**GEN
A901**



MATERIAL: GRAVEL
MANUFACTURE: BENTONITE
LOCATION: BENTONITE
CONTRACTOR: BENTONITE

04
04/17/17



MATERIAL: NATIVE PLANTS
MANUFACTURE: NATIVE PLANTS
LOCATION: NATIVE PLANTS
CONTRACTOR: NATIVE PLANTS

03
03/17/17



MATERIAL: NATIVE GRASSES
MANUFACTURE: NATIVE GRASSES
LOCATION: NATIVE GRASSES
CONTRACTOR: NATIVE GRASSES

02
02/17/17



MATERIAL: NATIVE TREES
MANUFACTURE: NATIVE TREES
LOCATION: NATIVE TREES
CONTRACTOR: NATIVE TREES

01
01/17/17



MATERIAL: CORRUGATED METAL SIDING
MANUFACTURE: CORRUGATED METAL SIDING
LOCATION: CORRUGATED METAL SIDING
CONTRACTOR: CORRUGATED METAL SIDING

08
08/17/17



MATERIAL: CORRUGATED METAL SIDING
MANUFACTURE: CORRUGATED METAL SIDING
LOCATION: CORRUGATED METAL SIDING
CONTRACTOR: CORRUGATED METAL SIDING

07
07/17/17



MATERIAL: RECLAIMED WOOD SIDING
MANUFACTURE: RECLAIMED WOOD SIDING
LOCATION: RECLAIMED WOOD SIDING
CONTRACTOR: RECLAIMED WOOD SIDING

06
06/17/17



MATERIAL: CORRUGATED METAL SIDING
MANUFACTURE: CORRUGATED METAL SIDING
LOCATION: CORRUGATED METAL SIDING
CONTRACTOR: CORRUGATED METAL SIDING

05
05/17/17



MATERIAL: ALUMINUM FRAME GLASS DOORS
MANUFACTURE: ALUMINUM FRAME GLASS DOORS
LOCATION: ALUMINUM FRAME GLASS DOORS
CONTRACTOR: ALUMINUM FRAME GLASS DOORS

12
12/17/17



MATERIAL: ALUMINUM FRAME GLASS DOORS
MANUFACTURE: ALUMINUM FRAME GLASS DOORS
LOCATION: ALUMINUM FRAME GLASS DOORS
CONTRACTOR: ALUMINUM FRAME GLASS DOORS

11
11/17/17



MATERIAL: EXPOSED STEEL
MANUFACTURE: EXPOSED STEEL
LOCATION: EXPOSED STEEL
CONTRACTOR: EXPOSED STEEL

10
10/17/17



MATERIAL: CORRUGATED METAL ROOF
MANUFACTURE: CORRUGATED METAL ROOF
LOCATION: CORRUGATED METAL ROOF
CONTRACTOR: CORRUGATED METAL ROOF

09
09/17/17



MATERIAL: RECLAIMED WOOD
MANUFACTURE: RECLAIMED WOOD
LOCATION: RECLAIMED WOOD
CONTRACTOR: RECLAIMED WOOD

16
16/17/17



MATERIAL: RECLAIMED WOOD
MANUFACTURE: RECLAIMED WOOD
LOCATION: RECLAIMED WOOD
CONTRACTOR: RECLAIMED WOOD

15
15/17/17



MATERIAL: STEEL TRUSS
MANUFACTURE: STEEL TRUSS
LOCATION: STEEL TRUSS
CONTRACTOR: STEEL TRUSS

14
14/17/17



MATERIAL: RECLAIMED WOOD
MANUFACTURE: RECLAIMED WOOD
LOCATION: RECLAIMED WOOD
CONTRACTOR: RECLAIMED WOOD

13
13/17/17



REVISION	DATE	DESCRIPTION
1	07/26/2016	INITIAL LAYOUT
2	07/26/2016	REVISIONS TO LIGHTING FIXTURES
3	07/26/2016	ADJUSTMENTS TO LUMEN OUTPUTS
4	07/26/2016	FINAL LIGHTING LAYOUT

NO.	DESCRIPTION	DATE	BY
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02
03
04
05

NO.	DESCRIPTION	DATE	BY
01
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03
04
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