



CITY OF BUELLTON

PLANNING COMMISSION AGENDA

Regular Meeting of September 5, 2013 – 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 Mercado

PLEDGE OF ALLEGIANCE

Vice Chair Craig Adams

ROLL CALL

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

REORDERING OF AGENDA

APPROVAL OF MINUTES

- 1. Minutes of the regular Planning Commission meeting of August 15, 2013**

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. Review of Community Identification Sign**

3. Final Architectural Review of the Crossroads Village Center

WRITTEN COMMUNICATIONS

PLANNING COMMISSIONER COMMENTS

PLANNING DIRECTOR REPORT

ADJOURNMENT

To the next regularly scheduled Planning Commission meeting of Thursday, September 19, 2013, 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 August 15, 2013 – 6:00 p.m.
City Council Chambers, 140 West Highway 246
Buellton, California

CALL TO ORDER

Chair Mercado called the meeting to order at 6:01 p.m.

PLEDGE OF ALLEGIANCE

Commissioner Reif led the Pledge of Allegiance

ROLL CALL

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

Staff: Planning Director/Interim City Manager Marc Bierdzinski
Public Works Director Rose Hess
Assistant Planner Angela Perez
Staff Assistant/Planning Technician Clare Barcelona

REORDERING OF AGENDA

None

APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of July 18, 2013

MOTION:

Commissioner Fussel moved and Commissioner Reif seconded the motion to approve the Minutes of July 18, 2013.

VOTE:

Motion passed by 5-0 voice vote.

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

2. **Resolution No. 13-09 - "A Resolution of the Planning Commission of the City of Buellton, California, Recommending that the City Council Adopt a Statement of Facts and Findings; Establish a Mitigation Monitoring Program; and Certify a Subsequent Environmental Impact Report (12-EIR-01) for the Meritage Senior Living Project, Which Includes a Skilled Nursing Facility (24 Rooms), a Memory Building (40 Units), 91 Assisted Living Units, and 92 Independent Living Units on 18.2 Acres, Located on Jonata Park Road (Assessor Parcel Numbers 099-400-064, 099-400-065 and 099-400-069 (offsite portion)), and Making Findings in Support Thereof"**

and

Resolution No. 13-10 - "A Resolution of the Planning Commission of the City of Buellton, California, Recommending that the City Council Approve a Conditional Use Permit (12-CUP-01) and Tentative Tract Map (TTM 31056) for the Meritage Senior Living Project, Which Includes a Skilled Nursing Facility (24 Rooms), a Memory Building (40 Units), 91 Assisted Living Units, and 92 Independent Living Units on 18.2 Acres, Located on Jonata Park Road (Assessor Parcel Numbers 099-400-064, 099-400-065 and 099-400-069 (offsite portion)), and Making Findings in Support Thereof"

STAFF REPORT:

Assistant Planner Angela Perez presented the staff report and narrated a powerpoint presentation highlighting the proposed project. Planning Director Bierdzinski elaborated on traffic counts stating that this project is a low traffic generator and stated that the offsite basin may or may not be located inside the City limits depending on the County of Santa Barbara's approval. He went on to state that the project is consistent with the General Plan and that the economic impact of the project would be beneficial to the community.

DISCUSSION/SPEAKERS:

Mark Edwards, representing the Applicant, thanked the Commission and Staff for their assistance and feels that the EIR has been well constructed, is in agreement with the content of the report and supports the report findings. He went on to identify elements of the project with a powerpoint presentation highlighting the architectural features, parking and landscaping. Mr. Edwards stated that once completed, Meritage would provide focused care for seniors in the Valley and clarified that the offsite detention basin is designed to collect water from the surrounding hillsides and that no water from Meritage

would go in to the basin. He went on to describe the bio swale location, projected traffic counts, bike lanes along Jonata Road, and asked the Commission to consider a 4 foot Class II bike lane rather than an 8 foot wide Class II bike lane. Mr. Edwards emphasized the economic benefits to the community that this project would provide.

Lee Cory, President, Paradigm Senior Living, stated he has been managing and operating senior living facilities for more than 25 years. He explained that his focus is building senior care "communities" that keep families together by providing adequate resources in one place and access to increasing levels of care. In closing he stated that this project would provide a valuable resource to the community for generations to come.

Commissioner Reif asked if there were any future plans for the southern parcel of the property. Mr. Edwards answered that there are no plans at this time.

Rose Hess, City Engineer and Mark Edwards discussed the need for a bus stop and Mr. Edwards stated that a covered bus stop will be provided. Ms. Hess went on to describe the proposed public improvements such as travel lanes, road shoulder, curb, gutter and sidewalks. She stated that the bike lanes would be located in the 8 foot shoulder area.

Mr. Bierdzinski clarified that an acceptable solution for the sidewalk would be a public easement granted to the City by the Applicant for a concrete sidewalk located on private property. Mr. Edwards stated that this would be an acceptable solution. The Commission continued to discuss the bike lanes and walking paths

Chair Mercado opened the Public Hearing at 7:12 p.m.

Mike Adriansen, Jonata Springs Home Owners Association, addressed the Commission regarding traffic concerns on Jonata Park Road and suggested widening the road and adding a center turn lane into the project.

Freddie Romero, representing the Santa Ynez Band of Chumash Indians Elders Council, stated he does not oppose or support the project and asked that cultural resources be protected.

Peggy Brierton, 225 Teri Sue Lane, Buellton, questioned the 92 residential units and asked how this component fits under the medical services and hospital care description. She went on to express concerns regarding the proposed improvements outside the city limits, landscape maintenance concerns and inadequate architectural details.

Larry Bishop, 511 Sycamore Drive, Buellton, stated that this is a great project and a needed service to the City. He expressed concerns regarding the need for parks and recreation facilities, bike paths, bike racks, pedestrian pathways, traffic concerns and compliance with hazardous material permits. He also suggested that the City require Tier 2 green building standards in addition to the basic green standard proposed by the developer.

Larry R. Rankin, 433 Freear Drive, Buellton, spoke in favor of the project and that it would be an asset to the citizens and community.

Judi Stauffer, 1610 Cougar Ridge Road, supports the comments received by WeWatch and Mr. Adriansen and expressed concerns regarding increased traffic on Jonata Park Road.

Chair Mercado closed the Public Hearing at 7:30 p.m.

Mr. Bierdzinski addressed the comments from the public regarding the use determination and stated that the basin being outside the city limits does not violate the Urban Growth Boundary. The subdivision would be subject to park fees, bike racks can be added to the conditions and that hazardous materials permits would be required by the State.

Mr. Edwards stated the retention basin being built outside the city limits is not an issue. It needs to be built for the management of County water on County land and that they are working with the County on this issue. He stated they are also concerned about the improvements on Jonata Park Road and are working with Caltrans to provide safe routes for everyone. He stated that the architectural elements are adequate and that they are providing a high quality project.

The Commission discussed the following issues:

- Architectural elements
- The design of the retention basin in regards to standing water and safety requirements
- The continuation of the walking path around the perimeter of the project
- The addition of benches along the walking paths
- Parking requirements and phasing
- Drainage
- Typographical errors on Exhibit B (CEQA findings)

In summary, Mr. Bierdzinski noted the proposed changes as follows:

- add recessed windows
- add bike racks
- add an on-site bus stop
- add benches along the pedestrian path
- sidewalk connections
- fire lane
- provide concrete paths
- add a connection to the southern and northern portions of the property

MOTION:

Commissioner Reif moved and Commissioner Fussel seconded the motion to adopt Resolution No. 13-09 by title only and waive further reading with the correction noted to Exhibit B.

VOTE:

Motion passed with a 5-0 roll call vote.

MOTION:

Commissioner Reif moved and Commissioner Figueroa seconded the motion to adopt Resolution No. 13-10 by title only and waive further reading with the additions read into the record by Staff.

VOTE:

Motion passed with a 5-0 roll call vote.

OTHER BUSINESS

None

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

None

PLANNING DIRECTOR REPORT

Mr. Bierdzinski updated the Commission on upcoming events and recent City Council actions and highlights of his recent trip to New Zealand.

ADJOURNMENT

Chair Mercado adjourned the meeting at 8:20 p.m. to the next regular scheduled meeting of the Planning Commission to be held September 5, 2013 at the City Council Chambers, 140 West Highway 246, Buellton.

Art Mercado, 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: MJB
Commission Agenda Item No.: 2

To: The Honorable Chair and Commission Members
From: Marc Bierdzinski, Planning Director
Date: September 5, 2013
Subject: Review of Community Identification Sign

BACKGROUND

The Planning Commission reviewed a zoning code amendment regarding community identification signs at their January 3 and 17, 2013, meetings, and made recommendations on the code amendment to the City Council. On March 14, 2013, the City Council adopted the code amendment. The following is the adopted wording regarding community identification signs:

d. A community identification sign that identifies Buellton to freeway travellers under the following conditions:

- i. Only one community identification sign shall be permitted (existing vested billboards do not count against this total).*
- ii. The sign shall be located within 100 feet of Highway 101 and is only allowed in the CR and M zoning districts.*
- iii. The sign shall be a maximum of 35 feet in height and the sign area shall be a maximum of 1,200 square feet.*
- iv. All lighting shall be directed downward.*
- v. The primary copy of the sign shall be the identification of Buellton to freeway travellers. However, a maximum of two Buellton or Santa Ynez Valley businesses or community organizations may be listed on each face of the sign. Each business shall be limited to a maximum of 1/3 of the area of the sign.*
- vi. The sign shall be approved pursuant to the Planning Commission Exemption process identified in Section 19.04.174(A)(2) of this title.*
- vii. The sign shall be for non-profit purposes and shall be sponsored by the City of Buellton or the Buellton Chamber of Commerce/Visitor's Bureau.*
- viii. Businesses to be located on the sign shall be approved by the Buellton Chamber of Commerce/Visitor's Bureau upon a recommendation from the City's Economic Development Task Force.*
- ix. Maintenance of the sign shall be in accordance with Section 19.04.174(C) of this Title.*

The Chamber of Commerce/Visitor's Bureau is moving forward with the sign and is seeking initial Planning Commission comments. Their concept will be presented at the September 5, 2013, meeting. However, their powerpoint presentation showing their ideas for discussion will be provided under separate cover.

Once comments are provided by the Planning Commission, they will make their formal submittal to the Planning Commission for approval during a public hearing.

RECOMMENDATION

That the Planning Commission review and comment on the conceptual design of the Community Identification Sign.

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: Marc P. Bierdzinski, Planning Director
Date: September 5, 2013
Subject: Final Architectural Review of the Crossroads Village Center

BACKGROUND/DISCUSSION

On June 6, 2013 the Planning Commission approved a Final Development Plan (11-FDP-02), Conditional Use Permit (11-CUP-02) and Tentative Parcel Map (TPM 31055) for a shopping center, Crossroads Village Center. The Crossroads Village Center is located at the northeast corner of Highway 246 and McMurray Road (a portion of APN 137-090-045). The following condition of approval was added to the Resolution based on discussion by the Planning Commission:

- 65a. **Architecture.** The architectural elevations shown on the May 3, 2013, plans shall be modified by the architectural elevations date stamped June 6, 2013, that were entered into the record at the Planning Commission public hearing. The following additional architectural changes shall be made:
- a. Pad A – Additional architectural treatments shall be provided at the south end of the building.
 - b. Shops B – Hardscape shall be replaced with landscaping along the north elevation.
 - c. Shops C – A trellis shall be added to the north elevation.
 - d. Pad E – Additional architectural treatments shall be provided along the south side of the building.

The Commission added a condition that the architectural elevations be reviewed by the Planning Commission during the Zoning Clearance plan check process. That is what is now before the Commission.

The Planning Commission requested additional architectural treatments to the south elevations for Buildings A and E. Plans have been submitted for a Zoning Clearance for all buildings except Building F. Attachment 1 includes the elevations that were approved at the June 6, 2013 meeting. Attachment 2 includes the elevations that were submitted as part of the Zoning Clearance. Please note that there was an error on the some of the elevations that were approved on June 6, 2013. The east elevations were actually west and the west elevations were actually east. This has been corrected on the plans submitted

for Zoning Clearance. For building A, the north and south elevations in the elevations approved on June 6, 2013 were flipped. This was not corrected in the Zoning Clearance plans and will need to be fixed. The following are all the proposed revisions to the elevations.

The revisions to Building A include the following:

- More variation was added to the east, west, and south (labeled north on the plans) elevations. Some of the siding was changed to stucco. Variations in roof heights were added.
- Awnings and a masonry base were added to the west elevation.

The revisions to Building B include the following:

- Windows have been removed from the west elevation.
- An additional door has been added to the north elevation.

The revisions to Building C include the following:

- Some of the masonry has been changed to stucco with brick at the base of the wall on the west elevation.
- Some of the masonry has been changed to stucco on the north elevation. Also, doors and windows were added.

The revisions to Building D include the following:

- The south elevation has additional windows and metal roofing at the building entrance.
- The design of the roof at the entrance has changed slightly. It makes the height of the top of the roof slightly less.

The revisions to Building E include the following:

- Doors, windows, and awnings were added to the north elevation.

The revisions that are proposed were not done to the south elevation of Building E as requested by the Commission; however they do improve the appearance of some plain walls. The Planning Commission should comment on the architecture and determine if further changes are necessary, specifically to the south elevation of Building E. Otherwise, the elevations conform with the architectural elevations approved on June 6.

Comments and changes from the Planning Commission will be incorporated into a comment letter on the building plans for the project.

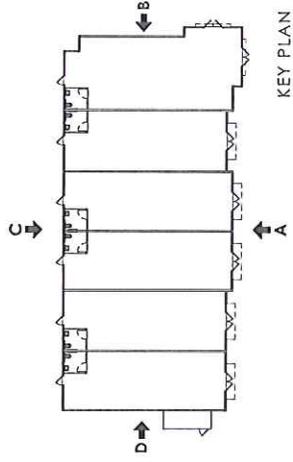
RECOMMENDATION

That the Planning Commission review the proposed elevations and provide comments and changes.

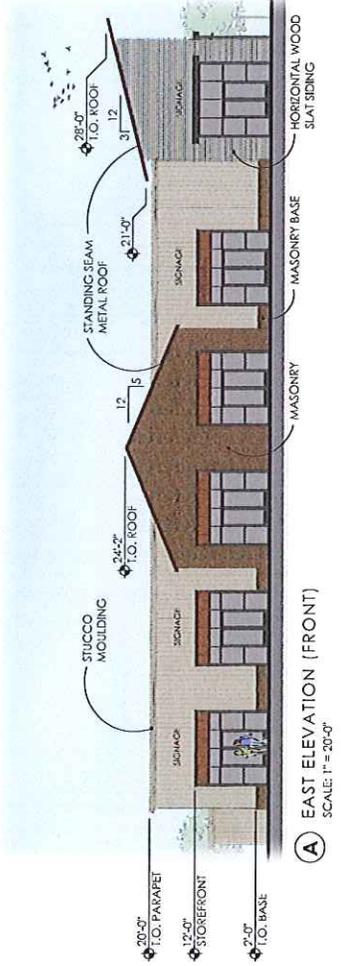
ATTACHMENTS

Attachment 1 – Elevations approved on June 6, 2013

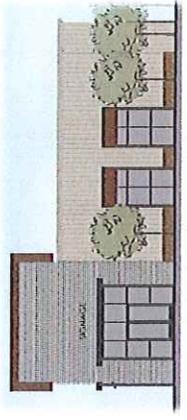
Attachment 2 – Elevations submitted for Zoning Clearance



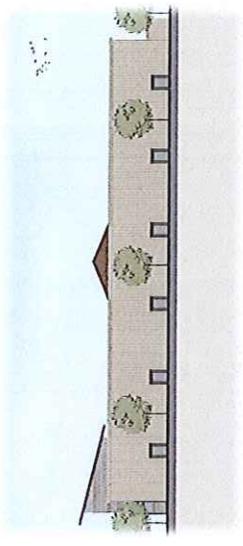
(A) EAST ELEVATION (FRONT)
SCALE: 1" = 20'-0"



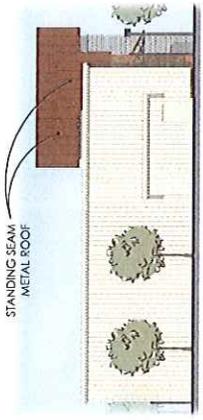
(B) SOUTH ELEVATION
SCALE: 1" = 20'-0"



(C) WEST ELEVATION
SCALE: 1" = 40'-0"



(D) NORTH ELEVATION
SCALE: 1" = 20'-0"



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ARCHITECTS
ARCHITECTS
ARTIST CONTRACTOR
1000 MARSH STREET
SAN LUIS OBISPO
CALIFORNIA 93401
TEL: 805.762.1111
WWW.ARTISSTUDIOARCHITECTS.COM

PB
COMPANIES, LLC
412 Marsh Street
San Luis Obispo
California, 93401

Crossroads Village Center
Neighborhood Commercial Center
Buellton, California

02/04/2013
PROJECT NO. 1000

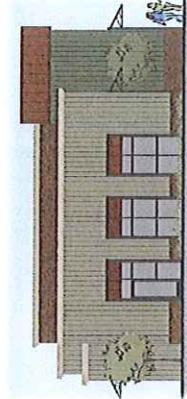
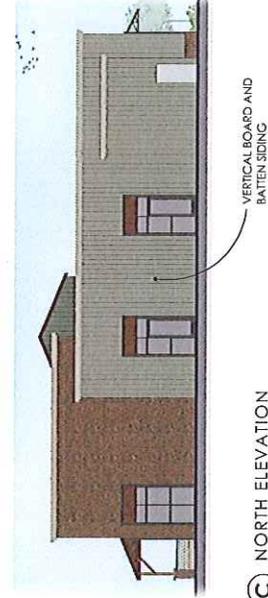
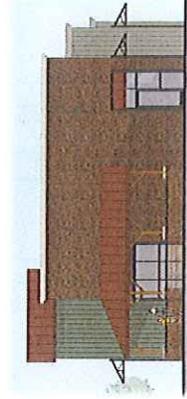
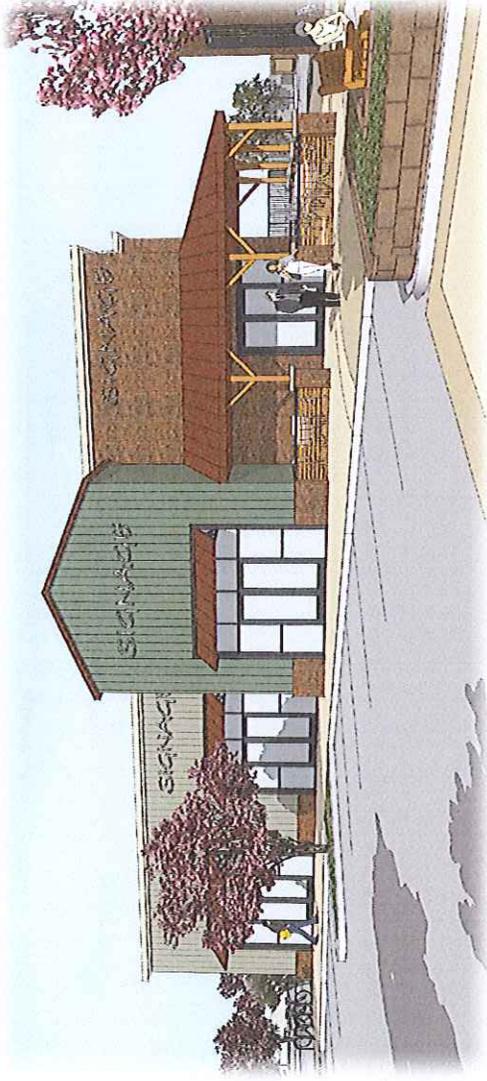
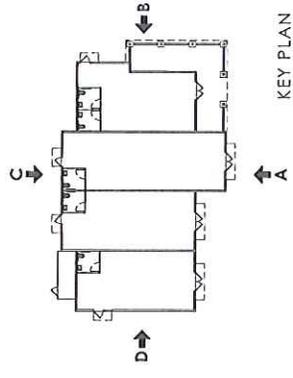
CONCEPTUAL EXTERIOR
ELEVATIONS - PAD A

1/4" = 1'-0"
1/8" = 2'-0"
3/16" = 3'-0"
1/2" = 6'-0"
3/4" = 9'-0"
1" = 12'-0"

A-4.0

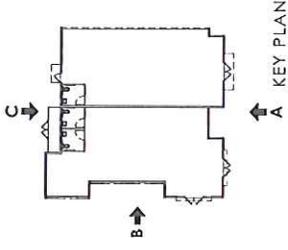
CONCEPTUAL EXTERIOR ELEVATIONS

PAD A

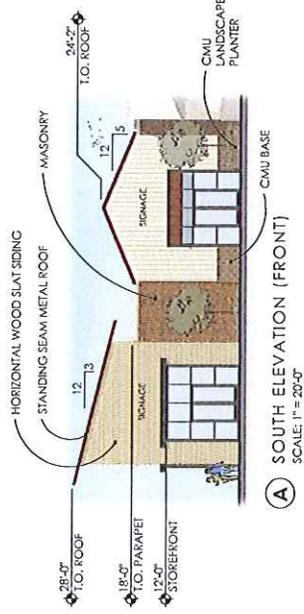


ARTIS STUDIO ARCHITECTS 412 Marsh Street San Luis Obispo California, 93401 TEL: 805.781.1111 WWW.ARTISSTUDIOARCHITECTS.COM	PB COMPANIES, LLC 412 Marsh Street San Luis Obispo California, 93401	Crossroads Village Center Neighborhood Commercial Center Buellton, California
		CONCEPTUAL EXTERIOR ELEVATIONS - SHOPS B 11/17/2011 SCALE: 1" = 20'-0" 2/4/12 SHEET SCALE: 1" = 10'-0"
		02/04/2013 10/1/2013 CONCEPTUAL EXTERIOR ELEVATIONS - SHOPS B A-4.1

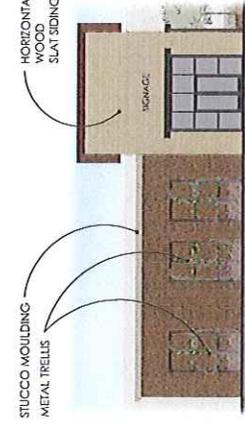
CONCEPTUAL EXTERIOR ELEVATIONS
SHOPS B



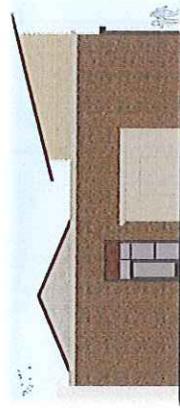
SHOPS C - PERSPECTIVE



(A) SOUTH ELEVATION (FRONT)
SCALE: 1" = 20'-0"



(B) EAST ELEVATION
SCALE: 1" = 20'-0"



(C) NORTH ELEVATION
SCALE: 1" = 20'-0"

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ARCHITECTS
1000 MARKET STREET
SAN FRANCISCO, CA 94102
415.774.1111
AFFISSTUDIO.COM

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412 Marsh Street
San Luis Obispo
California, 93401

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Neighborhood Commercial Center
Buellton, California

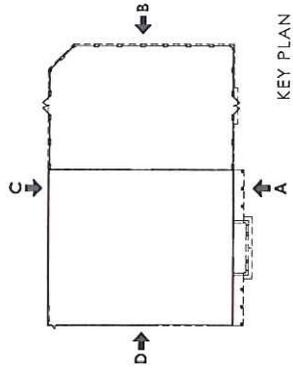
03/06/2013
SOUTH
CONCEPTUAL EXTERIOR
ELEVATIONS - SHOPS C

1/4" = 1'-0" SCALE: 1" = 20'-0"
24-36 SHEET SCALE: 1" = 10'-0"

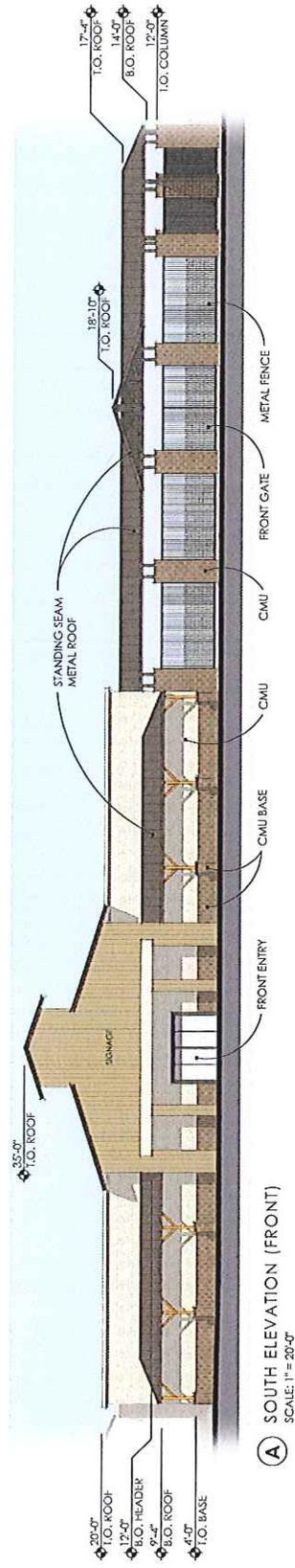
A-4.2

CONCEPTUAL EXTERIOR ELEVATIONS

SHOPS C



ANCHOR BUILDING D - PERSPECTIVE



CONCEPTUAL EXTERIOR ELEVATIONS
ANCHOR BUILDING D AND OUTDOOR SALES AREA

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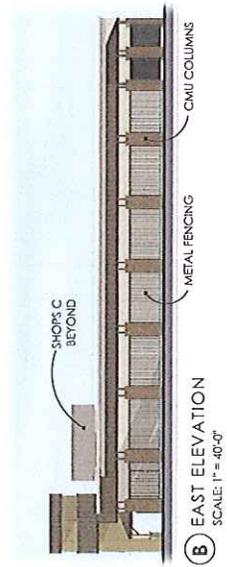
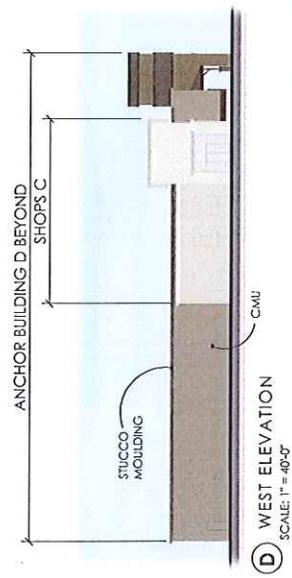
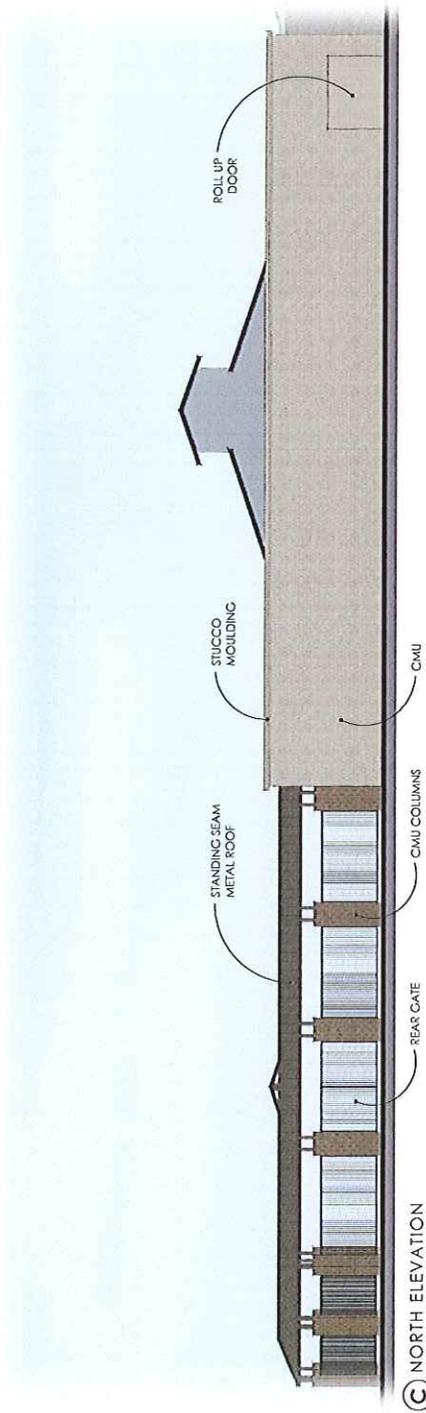
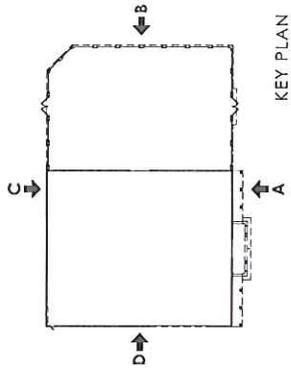
Crossroads Village Center
Neighborhood Commercial Center
Buellton, California

02/06/2013
10:00 AM

CONCEPTUAL EXTERIOR
ELEVATIONS - ANCHOR D

1" = 20'-0"
24x36 SHEET SCALE: 1" = 10'-0"

A-4.3



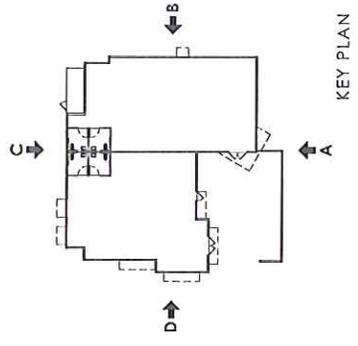
CONCEPTUAL EXTERIOR ELEVATIONS
ANCHOR BUILDING D AND OUTDOOR SALES AREA

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ARCHITECTS
1000 MARSH STREET
SAN LUIS OBISPO
CALIFORNIA 93401
TEL: 805.748.1100
WWW.ATTISSTUDIO.COM

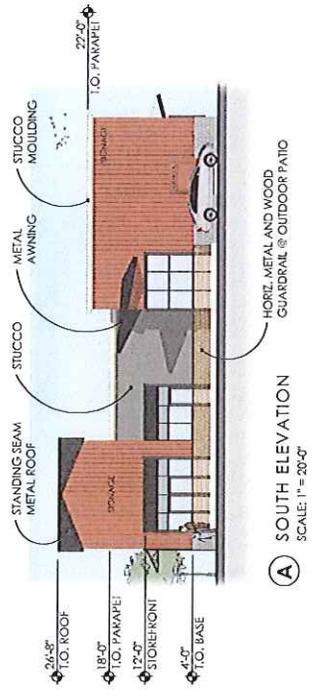
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Crossroads Village Center
Neighborhood Commercial Center
Buellton, California

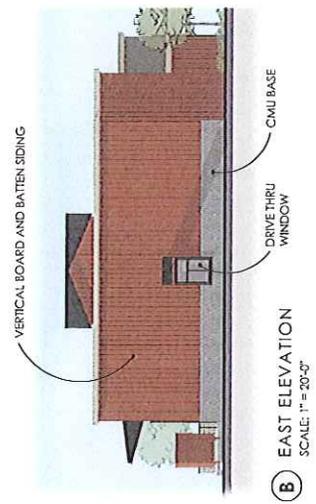
DATE: 02/20/23
PROJECT: 23-0007P
DRAWING: CONCEPTUAL EXTERIOR ELEVATIONS - ANCHOR D
SCALE: 1" = 20'-0"
SHEET: A-4.4



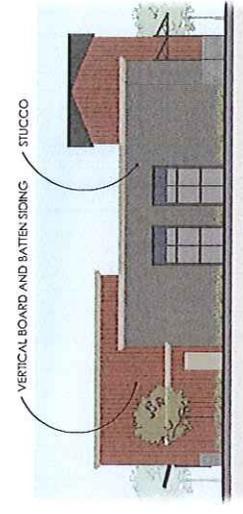
(A) SOUTH ELEVATION
SCALE: 1" = 20'-0"



(B) EAST ELEVATION
SCALE: 1" = 20'-0"



(C) NORTH ELEVATION
SCALE: 1" = 20'-0"



(D) WEST ELEVATION
SCALE: 1" = 20'-0"

<p>ARTIS ARCHITECTS 1000 MARSH STREET SAN LUIS OBISPO, CA 95070 TEL: 805.434.1100 WWW.ARTISARCHITECTS.COM</p>	<p>PB COMPANIES, LLC 412 Marsh Street San Luis Obispo California, 93401</p>	<p>Crossroads Village Center Neighborhood Commercial Center Buellton, California</p>
		<p>CONCEPTUAL EXTERIOR ELEVATIONS - PAD E</p> <p>DATE: 03/06/2013 SCALE: 1" = 20'-0"</p> <p>5/4/2013 SHEET SCALE: 1" = 10'-0"</p> <p>A-4.5</p>

CONCEPTUAL EXTERIOR ELEVATIONS

PAD E



SITE - AERIAL PERSPECTIVE

REV 10/13 @ PC MKG.

 <p>ARTIS STUDIO ARCHITECTURE PLANNING & DESIGN 1417 BRYAN STREET SUITE 200 BUENOS AIRES, TEXAS 78705</p>	<p>PB COMPANIES, LLC 412 Marsh Street San Luis Obispo California, 93401</p>	<p>Crossroads Village Center Neighborhood Commercial Center Buellton, California</p>	<p>06/01/2013</p>
		<p>CONCEPTUAL EXTERIOR ELEVATIONS - SITE</p>	<p>PC-1</p>

CONCEPTUAL EXTERIOR ELEVATIONS
SITE

ATTACHMENT 1

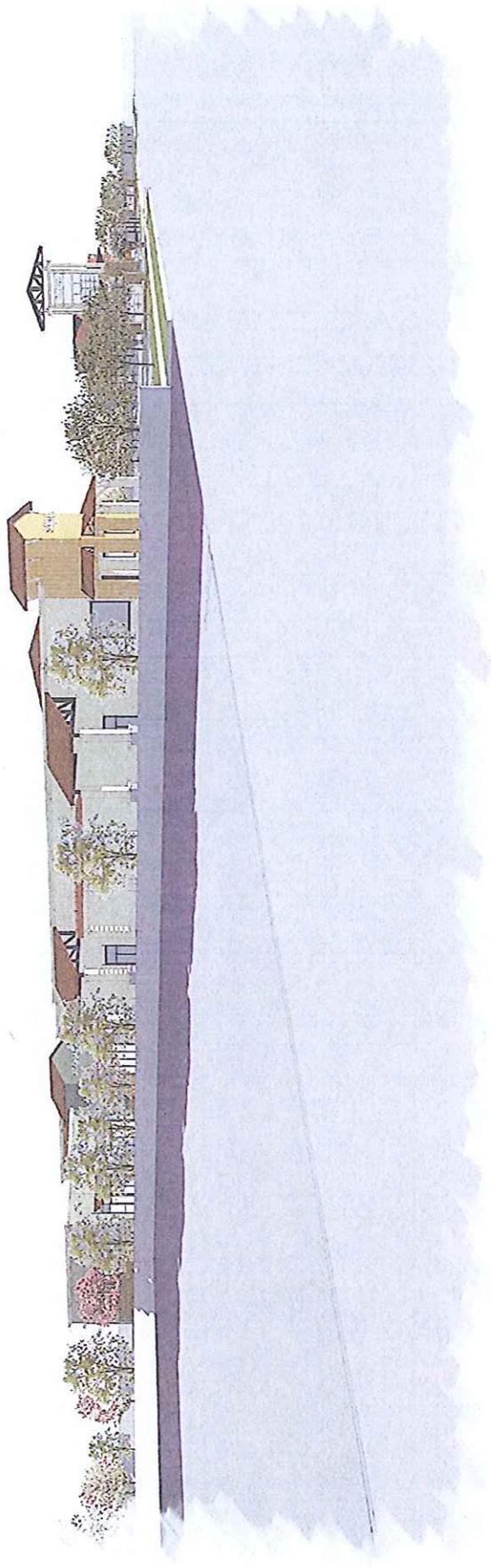


SITE FROM HWY 246 - EAST PERSPECTIVE

CONCEPTUAL EXTERIOR ELEVATIONS
SITE

ATTACHMENT 1

<p>APFIS STUDIO ARCHITECTS ARCHITECTS & INTERIORS 1100 MARSH STREET, SUITE 100 SAN LUIS OBISPO, CA 93401 TEL: 805.762.1100 WWW.APFISARCHITECTS.COM</p>	<p>PB COMPANIES, LLC 412 Marsh Street San Luis Obispo California, 93401</p>	<p>Crossroads Village Center Neighborhood Commercial Center Buellton, California</p> <p>CONCEPTUAL EXTERIOR ELEVATIONS - SITE</p> <p>DATE: 04/06/2013</p> <p>1/4" = 1'-0" 1/8" = 1'-0" 1/2" = 1'-0"</p> <p>PC-2</p>
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SITE FROM HWY 246 - WEST PERSPECTIVE

CONCEPTUAL EXTERIOR ELEVATIONS
SITE

ATTACHMENT 1

	AFS STUDIO ARCHITECTS ARCHITECTURE INTERIOR DESIGN LANDSCAPE ARCHITECTURE PLANNING 1000 S. MARKET STREET, SUITE 100 SAN LUIS OBISPO, CA 95060 TEL: 805.748.1000
	PB COMPANIES, LLC 412 Marsh Street San Luis Obispo California, 93401

Crossroads Village Center Neighborhood Commercial Center Buellton, California	04/20/2015 CONCEPTUAL EXTERIOR ELEVATIONS - SITE 1/4" = 1'-0" 1/8" = 1'-0" 3/16" = 1'-0" PC-3
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SITE FROM McMURRAY ROAD - SOUTH PERSPECTIVE

CONCEPTUAL EXTERIOR ELEVATIONS

SITE

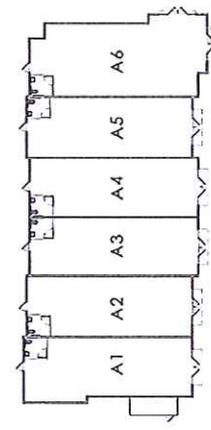
ATTACHMENT 1

ATLIS STUDIO ARCHITECTS <small>ARCHITECTS IN THE STATE OF CALIFORNIA ARCHITECTS NO. 45818 1000 S. GARDEN STREET ANAHEIM, CA 92805</small>	PB COMPANIES, LLC 412 Marsh Street San Luis Obispo California, 93401
---	--

Crossroads Village Center Neighborhood Commercial Center Buellton, California	09/09/2013
CONCEPTUAL EXTERIOR ELEVATIONS - SITE	
	PC-4
<small>1" = 10'-0" HORIZONTAL 1" = 10'-0" VERTICAL</small>	



PAD A - FRONT PERSPECTIVE



KEY PLAN
ATTACHMENT 1

VIEW

AFJIS
STUDIO
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
ART DIRECTION

PB
COMPANIES, LLC
412 Marsh Street
San Luis Obispo
California, 93401

Crossroads Village Center
Neighborhood Commercial Center
Buellton, California

CONCEPTUAL EXTERIOR
ELEVATIONS - PAD A

DATE: 03/20/23
PROJECT NO: 23-0017

1" = 20'-0"
20'x30' SHEET SCALE: 1" = 10'-0"

PC-5

CONCEPTUAL EXTERIOR ELEVATIONS

PAD A

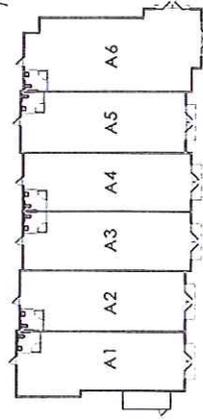


PAD A - REAR PERSPECTIVE

CONCEPTUAL EXTERIOR ELEVATIONS

PAD A

VIEW

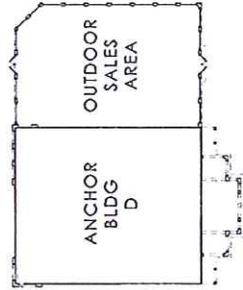


KEY PLAN
ATTACHMENT 1

 <p>AFFIS STUDIO ARCHITECTS ARCHITECTS PLANNERS INTERIORS LANDSCAPE ARCHITECTS 1000 17th Street, Suite 100 San Luis Obispo, CA 93401 Tel: 805.762.1100</p>	<p>PB COMPANIES, LLC 412 Marsh Street San Luis Obispo California, 93401</p>	<p>Crossroads Village Center Neighborhood Commercial Center Buellton, California</p>
		<p>CONCEPTUAL EXTERIOR ELEVATIONS - PAD A</p>
<p>DATE: 11/17/2017 PROJECT SCALE: 1" = 20'-0" PANEL SHEET SCALE: 1" = 10'-0"</p>		<p>11/17/2017 PC-6</p>



ANCHOR BUILDING D - FRONT PERSPECTIVE



KEY PLAN ATTACHMENT VIEW

CONCEPTUAL EXTERIOR ELEVATIONS

ANCHOR BUILDING D AND OUTDOOR SALES AREA

ARTIS
STUDIO
ARCHITECTS
1000 BROADWAY, SUITE 1000
SAN FRANCISCO, CA 94103
TEL: 415.774.4773
WWW.ARTISSTUDIO.COM

PB
COMPANIES, LLC
412 Marsh Street
San Luis Obispo
California, 93401

Crossroads Village Center
Neighborhood Commercial Center
Buellton, California

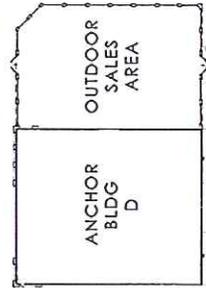
CONCEPTUAL EXTERIOR
ELEVATIONS - ANCHOR D

DATE: 08/11/2010
1:10 P.M. SHEET SCALE: 1" = 20'-0"
2008 SHEET SCALE: 1" = 10'-0"

PC-7



ANCHOR BUILDING D - FRONT PERSPECTIVE



VIEW ↙
KEY PLAN
ATTACHMENT 1

CONCEPTUAL EXTERIOR ELEVATIONS

ANCHOR BUILDING D AND OUTDOOR SALES AREA

	<p>STUDIO ARCHITECTS ARCHITECTURE AND INTERIOR DESIGN 1000 MARSH STREET SAN LUIS OBISPO, CA 93401 TEL: 805.748.1000 WWW.ARTISSTUDIOARCHITECTS.COM</p>
--	---

<p>PB COMPANIES, LLC</p> <p>412 Marsh Street San Luis Obispo California, 93401</p>	<p>CONCEPTUAL EXTERIOR ELEVATIONS - ANCHOR D</p> <p>DATE: 08/11/2015 SCALE: 1/8" = 1'-0"</p>
---	--

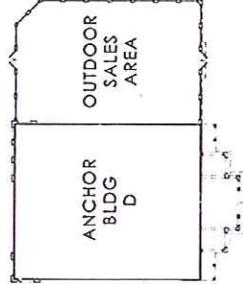
<p>Crossroads Village Center Neighborhood Commercial Center Buellton, California</p>	<p>DATE: 08/11/2015 SCALE: 1/8" = 1'-0"</p>
--	---

PC-8



VIEW ↘

ANCHOR BUILDING D - REAR PERSPECTIVE



KEY PLAN
ATTACHMENT 1

CONCEPTUAL EXTERIOR ELEVATIONS

ANCHOR BUILDING D AND OUTDOOR SALES AREA

 <p>ARTIS STUDIO ARCHITECTS 1100 MARSH STREET SAN LUIS OBISPO, CA 95070 TEL: 805.435.1100 WWW.ARTISARCHITECTS.COM</p>	<p>PB COMPANIES, LLC 412 Marsh Street San Luis Obispo California, 93401</p>	<p>Crossroads Village Center Neighborhood Commercial Center Buellton, California</p>
		<p>CONCEPTUAL EXTERIOR ELEVATIONS - ANCHOR D</p>
<p>DATE: 02/20/2013 PROJECT NO: 110000000</p>		<p>1" = 12'-0" 24x36 SHEET SCALE: 1" = 10'-0"</p>
		<p>PC-9</p>

REFERENCE NOTES

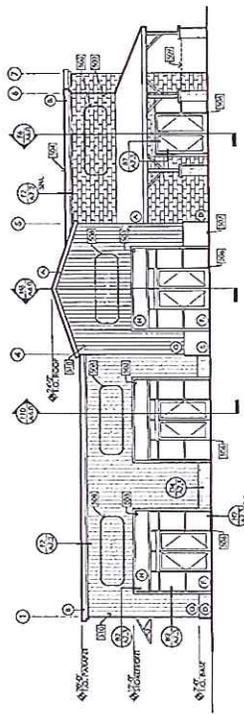
- 201. STUCCO FINISH
- 202. BRICK CORNER
- 203. METAL AWNING
- 204. FOAM IRON
- 205. METAL DOOR, SET PLANS
- 206. METAL DOOR, SET PLANS
- 207. PRECAST SLAB
- 208. PRECAST SLAB
- 209. PRECAST SLAB
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- 211. PRECAST SLAB
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- 247. PRECAST SLAB
- 248. PRECAST SLAB
- 249. PRECAST SLAB
- 250. PRECAST SLAB

COLOR & MATERIAL LEGEND

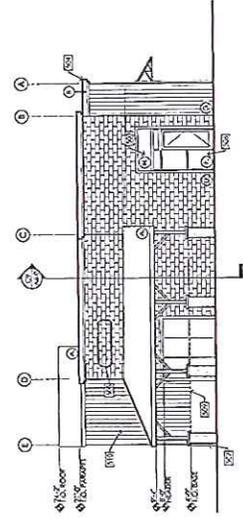
- A. STUCCO FINISH
- B. BRICK CORNER
- C. METAL AWNING
- D. FOAM IRON
- E. METAL DOOR, SET PLANS
- F. PRECAST SLAB
- G. PRECAST SLAB
- H. PRECAST SLAB
- I. PRECAST SLAB
- J. PRECAST SLAB
- K. PRECAST SLAB
- L. PRECAST SLAB
- M. PRECAST SLAB
- N. PRECAST SLAB
- O. PRECAST SLAB
- P. PRECAST SLAB
- Q. PRECAST SLAB
- R. PRECAST SLAB
- S. PRECAST SLAB
- T. PRECAST SLAB
- U. PRECAST SLAB
- V. PRECAST SLAB
- W. PRECAST SLAB
- X. PRECAST SLAB
- Y. PRECAST SLAB
- Z. PRECAST SLAB

ALLOWED SIGNAGE

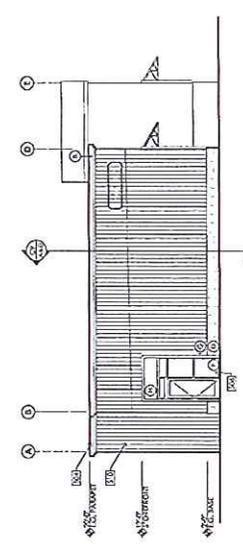
- 1. MAIN SIGN (300 L.F. OF FRONTAGE)
- 2. SECONDARY SIGN (150 L.F. OF FRONTAGE)
- 3. TENANT SIGN (100 L.F. OF FRONTAGE)
- 4. TOTAL BUILDING STORAGE
- 5. TOTAL BUILDING STORAGE
- 6. TOTAL BUILDING STORAGE
- 7. TOTAL BUILDING STORAGE
- 8. TOTAL BUILDING STORAGE
- 9. TOTAL BUILDING STORAGE
- 10. TOTAL BUILDING STORAGE
- 11. TOTAL BUILDING STORAGE
- 12. TOTAL BUILDING STORAGE
- 13. TOTAL BUILDING STORAGE
- 14. TOTAL BUILDING STORAGE
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- 18. TOTAL BUILDING STORAGE
- 19. TOTAL BUILDING STORAGE
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- 22. TOTAL BUILDING STORAGE
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- 31. TOTAL BUILDING STORAGE
- 32. TOTAL BUILDING STORAGE
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- 43. TOTAL BUILDING STORAGE
- 44. TOTAL BUILDING STORAGE
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- 46. TOTAL BUILDING STORAGE
- 47. TOTAL BUILDING STORAGE
- 48. TOTAL BUILDING STORAGE
- 49. TOTAL BUILDING STORAGE
- 50. TOTAL BUILDING STORAGE



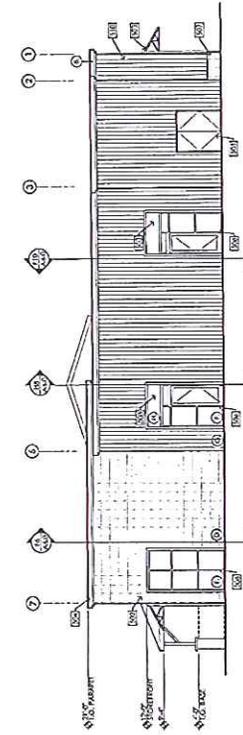
C8 SOUTH ELEVATION (FRONT)
SCALE: 1/8" = 1'-0"



E6 EAST ELEVATION (SIDE)
SCALE: 1/8" = 1'-0"



E10 WEST ELEVATION (SIDE)
SCALE: 1/8" = 1'-0"



H8 NORTH ELEVATION (REAR)
SCALE: 1/8" = 1'-0"

ATTACHMENT 2

STUDIO ARCHITECTS
ARCHITECTS
1000 SHAW BLVD
SUITE 100
BOSTON, MA 02111
617.552.1111
STUDIOARCHITECTS.COM

BULLION VILLAGE CENTER, LLC
6851 MCDEVITT DRIVE
BOKERSFIELD, CA 93313

SHOP BUILDING B
CROSSROADS VILLAGE CENTER
HIGHLAND AVENUE
BULLION, CA 93342

ELEVATIONS

Project	A13001
Date	JULY 2, 2013
Sheet	A5.0

ELEVATION REFERENCE NOTES

- 300. TRUSS ROOF FINISH
- 301. BRICK VENEER
- 302. METAL AWNING
- 303. FOAM TRIM
- 304. HORIZONTAL METAL SIDING
- 305. METAL TRIM
- 306. CAST STONE
- 307. PRECAST RAISE
- 308. FUTURE SIGNAGE, SEE NOTE BELOW, PROVIDE 1/4" O.A. TRACKING IN DASHED AREAS FOR FUTURE SIGN ATTACHMENT. PROVIDE 1/4" O.A. TRACKING AT THICK OF WALL/PARTICLE BOARD.
- 309. ACCESS PANEL
- 310. VERTICAL BOARD AND BATTEN SIDING

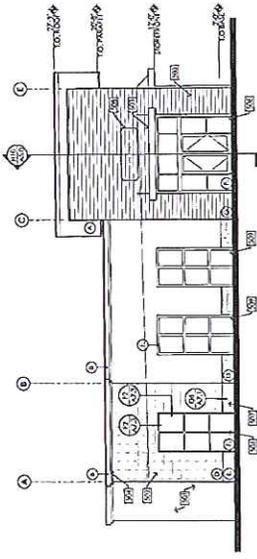
COLOR & MATERIAL LEGEND

- A. STANDING SEAM METAL ROOF: ACP-300-RO
- B. ACCENT PAINT: BENJAMIN MOORE HC-107
- C. PAINT COLOR 1: BENJAMIN MOORE HC-50 GRAPHIC 33
- D. PAINT COLOR 2: PACIFIC CLAY PRODUCTS LIGHT TROMPOUT
- E. PRECAST CONCRETE (WOOD FINISH): COLOR: TANTALUM DZ 4221
- F. ALUMINUM JOINTMENT: DARK BRONZE, ALL GLASS TO BE CLEAR GLASS. JOINTMENT FINISH TO UNFINISHED CONCRETE.
- G. METAL STAIN FINISH: BENJAMIN MOORE HC-10 STUART GOLD
- H. METAL LEAN FINISH: RED

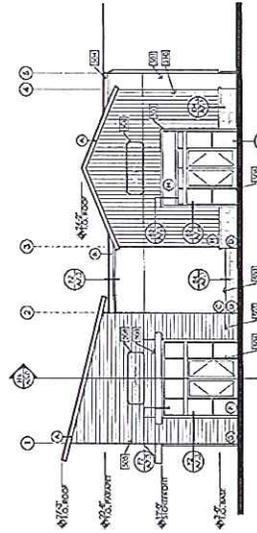
ALLOWED SIGNAGE

ALL SIGNAGE LOCATIONS ARE IN COMPLIANCE WITH APPROVED SIGN PROGRAM. SIGNS WERE APPROVED BY THE CITY OF SAN JOSE AS PART OF THE OVERALL PROJECT REVIEW OF THE PREPARED CHECK COMMENTS PROJECT. ALL SIGNS REQUIRE A SEPARATE SIGN PERMIT. ALLOWED SIGNAGE TOTAL DOES NOT INCLUDE WINDOW SIGNS, BLIND SIGNS, AND SIGNS THAT ARE NOT PERMITTED BY THE CITY OF SAN JOSE ORDINANCE.

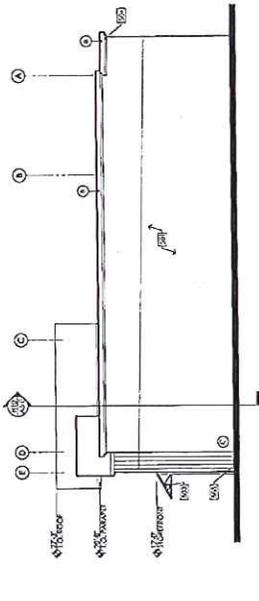
ALLOWED SIGNAGE:	54.5 SF
SECONDARY SIGN (TOTAL OF FRONTAGE X 200')	30.5 SF
ADDITIONAL SIGN (15.5' X 2' (TOWARDS))	30.5 SF
TOTAL BUILDING SIGNAGE	114.5 SF
PROPOSED SIGNAGE:	44.5 SF
PRIMARY SIGN OVER FRONT DOOR	30.5 SF
SECONDARY SIGN ON WEST ELEVATION	14.5 SF
ADDITIONAL SIGN ON FRONT DOOR	30.5 SF
TOTAL BUILDING SIGNAGE	114.5 SF



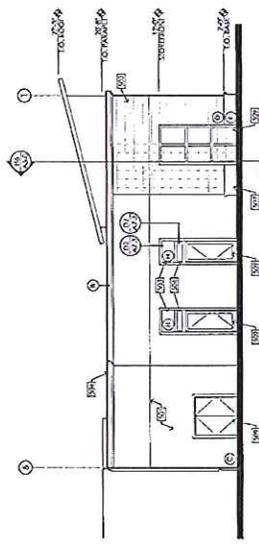
C6 WEST ELEVATION (SIDE)
LOC: 101.00 - 101.50



C10 SOUTH ELEVATION (FRONT)
LOC: 101.00 - 101.50



H6 EAST ELEVATION (ADJACENT TO ANCHOR D)
LOC: 101.00 - 101.50



H10 NORTH ELEVATION (REAR)
LOC: 101.00 - 101.50

FAIRFAX
STUDIO
ARCHITECTS
1000 AVENUE 86
SUITE 100
SAN JOSE, CA 95128
408.438.8888
WWW.FAIRFAXARCHITECTS.COM

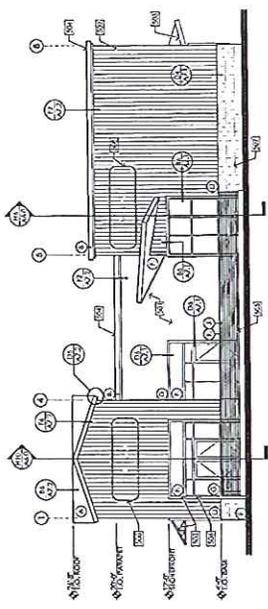
BULLTON VILLAGE CENTER, LLC
6851 MCDEVITT DRIVE
BOKERSTFIELD, CA 95013

SHOP BUILDING C
CROSSROADS VILLAGE CENTER
8888 HIGHWAY 246
BULLTON, CA 95022

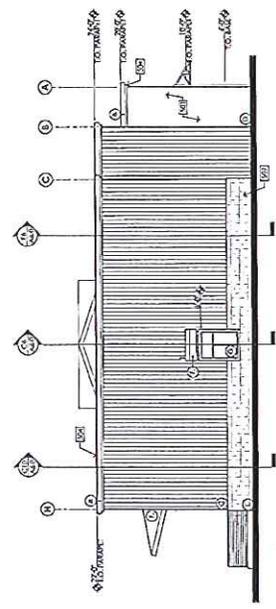
ELEVATIONS
Project: A13001
Date: JULY 2, 2013
Sheet: **A5.0**

REFERENCE NOTES

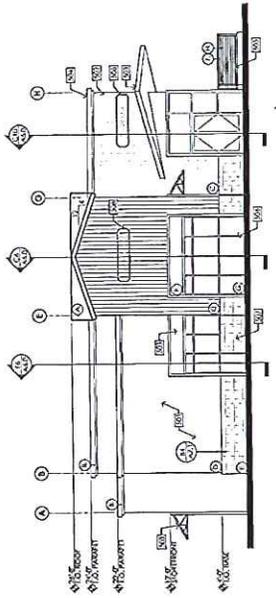
- 3001. STUCCO FINISH
- 3002. VERTICAL BOARD AND BATTEN SIDING
- 3003. METAL FINISH
- 3004. HORIZONTAL BOARD AND BATTEN SIDING
- 3005. STONE FINISH
- 3006. STONE FINISH
- 3007. PRECAST BASE
- 3008. FUTURE SIGNAGE, SEE NOTE BELOW, PROVIDE T.O.A. AND FINISH MATERIALS LIST. PROVIDE ACCESS PANEL AT BACK OF WALL/PARTI WALL.
- 3009. RECTOS, SEE



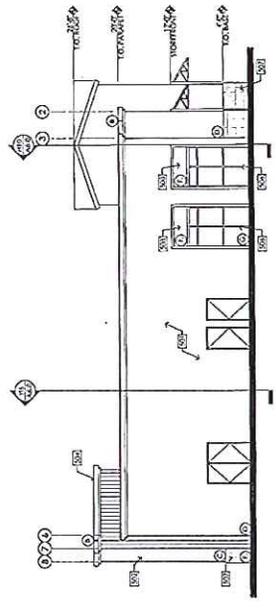
C8 | FRONT ELEVATION (SOUTH)
Scale: 1/8" = 1'-0"



E10 | SIDE ELEVATION (EAST)
Scale: 1/8" = 1'-0"



E5 | SIDE ELEVATION (WEST)
Scale: 1/8" = 1'-0"



H10 | REAR ELEVATION (NORTH)
Scale: 1/8" = 1'-0"



ARGIS
STUDIO
ARCHITECTS
1000 MAIN STREET, SUITE 100
SAN FRANCISCO, CA 94102
415.774.4444
WWW.ARGISSTUDIO.COM

BULLION VILLAGE CENTER, LLC
651 MEDICINE DRIVE
BERKELEY, CA 94713

SHOP BUILDING EXTERIOR ELEVATIONS
CROSSROADS VILLAGE CENTER
1000 MAIN STREET, SUITE 100
SAN FRANCISCO, CA 94102
415.774.4444

PROJECT	A10001-E
DATE	AUGUST 7, 2013
SCALE	A5.0

COLOR & MATERIAL LEGEND

- A. FINISHING FLOOR METAL LOGGIE
- B. ACCENT FAIR
- C. BENJAMIN MOORE HC-107
- D. BENJAMIN MOORE HC-58
- E. BENJAMIN MOORE HC-147
- F. PRE-CAST CONCRETE (MOODRIF FINISH)
- G. COLOR: FURNITONE DC 4721
- H. BLACK
- I. ALUMINUM EXTRUSION
- J. CLEAR GLASS IN COMPLIANCE WITH IBC 703.4 UNLESS NOTED OTHERWISE; SEE REFERENCE NOTE
- K. WOOD GRAIN FINISH
- L. OPALQUE STAIN
- M. MAJORITY CHALK (PAINT BASE)
- N. MANUFACTURER: ARGIS/US COLOR-CRAY

ALLOWED SIGNAGE

ALL SIGNAGE LOCATIONS ARE IN COMPLIANCE WITH APPROVED SIGN PROGRAM SIGNAGE APPROVED BY THE CITY OF BULLION ARCHITECTURAL REVIEW COMMISSION ON JUNE 4, 2013 AS PART OF THE OVERALL PROJECT REVIEW OF THE CROSSROADS VILLAGE CENTER PROJECT. SIGNAGE IS LIMITED TO THE FOLLOWING: SIGNAGE SHALL BE 18" HIGH AND SHALL NOT INCLUDE WINDOW SIGNS, BLADE SIGNS, AWNING SIGNS OR OTHER EXTRA PLEXTERIAN ORIENTED SIGNS. ALLOWED BY THE CITY OF BULLION'S SIGN ORNAMENT.

ALLOWED SIGNAGE	48 SF
PRIMARY SIGN	32 SF
SECONDARY SIGN	30 SF
TOTAL BUILDING SIGNAGE	130 SF

TENANT SIGNAGE

PROPOSED SIGNAGE	
TENANT SIGN	50 SF
PRIMARY SIGN OVER FRONT DOOR	15 SF
SECONDARY SIGN ON WEST ELEVATION	15 SF
TOTAL TENANT SIGNAGE	80 SF
ALLOWED SIGN ON WEST ELEVATION	15 SF
ALLOWED SIGN ON EAST ELEVATION	15 SF
TOTAL ALLOWED SIGNAGE	130 SF

ATTACHMENT 2