



CITY OF BUELLTON

PLANNING COMMISSION AGENDA

**Regular Meeting of August 2, 2018 – 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 Dunstan

PLEDGE OF ALLEGIANCE

Commissioner Hammel

ROLL CALL

Commissioners Patty Hammel, Joe Padilla, Marcilo Sarquilla, Vice Chair Dan Heedy and Chair Brian Dunstan

REORDERING OF AGENDA

PRESENTATIONS

None

APPROVAL OF MINUTES

- 1. Minutes of the regular Planning Commission meeting of July 19, 2018**

PUBLIC COMMENTS

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

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

2. **Resolution No. 18-06 – “ A Resolution of the Planning Commission of the City of Buellton, California, Approving a Development Plan Modification (18-DPM-02) to the Previously-Approved Final Development Plan (16-FDP-03), Conditional Use Permit (16-CUP-01) and Sign Ordinance Exemption (16-EXP-01) for the Live Oak Lanes Project Located at 290 East Highway 246, Assessor’s Parcel Number 137-200-078 and Making Findings in Support Thereof”**

❖ *(Staff Contact: City Manager Marc Bierdzinski)*

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

To the next regularly scheduled Planning Commission meeting of Thursday, August 16, 2018 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

July 19, 2018 – 6:00 p.m.

City Council Chambers, 140 West Highway 246
Buellton, California

CALL TO ORDER

Commissioner Padilla called the meeting to order 6:00 p.m.

PLEDGE OF ALLEGIANCE

Commissioner Hammel led the Pledge of Allegiance

ROLL CALL

Present: Commissioners Patty Hammel, Joe Padilla and Marcilo Sarquilla

Absent: Vice Chair Dan Heedy (excused) & Chairman Brian Dunstan

Staff: City Manager Marc Bierdzinski
Planning Director Andrea Keefer
Public Works Director Rose Hess
Contract City Planner Irma Tucker
Staff Assistant/Planning Technician Clare Barcelona

REORDERING OF AGENDA

None

PRESENTATIONS

None

APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of June 7, 2018

MOTION:

Commissioner Hammel moved and Commissioner Sarquilla seconded the motion to approve the Minutes of June 7, 2018.

VOTE:

Motion passed with a 2-0 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. 18-05 - “A Resolution of the Planning Commission of the City of Buellton, California, Recommending City Council Approval of a Final Development Plan (17-FDP-02) and Tentative Tract Map (TTM 31060) for The Central Homes Project Located on the North East Corner of First Street and Central Avenue, Assessor’s Parcel Numbers 099-283-005, 099-283-006 and 099-283-007 and Making Findings in Support Thereof”**

STAFF REPORT:

Planning Director Keefer presented the staff report.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

RECOMMENDATION:

That the Planning Commission consider the adoption of Resolution No. 18-05 - “A Resolution of the Planning Commission of the City of Buellton, California, Recommending City Council Approval of a Final Development Plan (17-FDP-02) and Tentative Tract Map (TTM 31060) for The Central Homes Project Located on the North East Corner of First Street and Central Avenue, Assessor’s Parcel Numbers 099-283-005, 099-283-006 and 099-283-007 and Making Findings in Support Thereof”

DISCUSSION/SPEAKERS:

The Commission discussed the inconsistencies and missing details in the submitted plans. Commissioner Padilla thanked the applicant and stated that the project is moving in the right direction but would favor a continuance of the Public Hearing in order to have a complete submittal package.

Michael Kim, Applicant, addressed the Commission stating that the bright blue color shown on the elevations will be changed to a softer blue. Mr. Kim questioned the alley widening and was told it is a fire department condition.

Commissioner Padilla opened the Public Hearing at 6:50 p.m.

Peggy Brierton, Buellton, spoke in favor of the project and agrees that the plans are inconsistent and lacking detail. She gave the following suggestions to the Applicant:

- Provide some individual interest to the two homes facing First Street as they seem to mirror each other;
- Provide drought tolerant plants and more detail in the landscaping;
- Provide fencing between each home;
- Provide a crosswalk

Ms. Brierton provided a handout to the Commission with landscape suggestions.

Judy Pedersen, Buellton, representing her neighbors, Keith and Judy Hinchcliffe, stated their concerns regarding parking on Central Avenue and the lack of public sidewalks.

Ms. Pedersen asked if street lights are being proposed as part of the project and commented on the lack of public sidewalks in the project area.

The Commission discussed continuing the Public Hearing to September in order for the Applicant to make the corrections noted in the staff report and adding the following conditions:

- Add a streetlight
- Install story poles 30 days prior to the next public hearing
- Change the south elevations to make the homes look less identical
- Add fencing to the north boundary wall (6ft. split face block)
- Change the layout of the color scheme to add variety
- Use a softer blue color on the homes with proposed blue siding

MOTION:

Commissioner Padilla moved and Commissioner Hammel seconded the motion to continue the Public Hearing to the regular Planning Commissioner meeting scheduled for September 6, 2018.

VOTE:

Motion passed with a 3-0 voice vote.

OTHER BUSINESS

None

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

None

PLANNING DIRECTOR REPORT

Planning Director Keefer updated the Commission on the status of various projects including the Live Oak Lanes Public Hearing scheduled for August 2, 2018.

City Manager Bierdzinski announced that to date eight applicants have applied for the five open City Council seats.

ADJOURNMENT

Commissioner Padilla adjourned the meeting 7:20 p.m. to the next regular scheduled meeting of the Planning Commission to be held August 2, 2018 at the City Council Chambers, 140 West Highway 246, Buellton.

Joe Padilla, Planning Commissioner

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: AK
Planning Commission Agenda Item No: 2

To: The Honorable Chair and Commission Members

From: Andrea Keefer, Planning Director

Meeting Date: August 2, 2018

Subject: Resolution No. 18-06 - "A Resolution of the Planning Commission of the City of Buellton, California, Approving a Development Plan Modification (18-DPM-02) to the Previously-Approved Final Development Plan (16-FDP-03), Conditional Use Permit (16-CUP-01) and Sign Ordinance Exemption (16-EXP-01) for the Live Oak Lanes Project Located at 290 East Highway 246, Assessor's Parcel Number 137-200-078 and Making Findings in Support Thereof"

BACKGROUND/DISCUSSION

Owner: Carol Leshler-Peterson
Agent: Michael Holliday, DMHA Architects
General Plan Designation: General Commercial and Open Space, Parks & Recreation
Zoning: CR (General Commercial) and Open Space (OS)
APN: 137-200-078

Carol Leshler-Peterson, property owner, and Michael Holliday, agent, have submitted an application for a Development Plan Modification (18-DPM-02) for a modification to the previously-approved Live Oak Lanes Project. On April 6, 2017, Planning Commission approved Resolution Nos. 17-02 (Final Development Plan) and 17-01 (Mitigated Negative Declaration) related to the Live Oak Lanes Project. The approval was for a Final Development Plan (16-FDP-03), Conditional Use Permit (16-CUP-01) and Sign Ordinance Exemption (16-EXP-01). A Mitigated Negative Declaration (16-MND-02) was also included in the approval. The 10.26-acre property is located at 290 East Highway 246 in Buellton on Assessor's Parcel Numbers 137-200-078 (Attachment 1 - Vicinity Map).

Under the City's General Plan, the southern portion of the property is designated as OS (Open Space) and the northern portion is CR (General Commercial). All habitable structures are located on the northern portion of the site (outside the floodway of the Santa Ynez River), which has a zoning designation of CR (General Commercial).

Parking and access areas are located on the western, eastern and northern portions of the site.

The project consists of the following applications:

- **Development Plan Modification (18-DPM-02):** Proposal to modify the previous project approval (16-FDP-03, 16-CUP-01 and 16-EXP-01) of April 6, 2017 by the Planning Commission. Details of the proposed changes are further described below. However, the changes generally include the following modifications:
 - Comprehensive architectural design changes
 - Reduced building footprint
 - Floor plan modifications
 - Site plan modifications
 - Landscape/lighting plan modifications
 - Parking modifications
 - Request for extended hours of operation
 - Request to allow live outdoor music

A project description is included as Attachment 2. The overall site layout and amenities proposed remain very similar to the original approval. However, many of the details have been modified. Additional requests that were not included in the original approval have been described further below. The complete set of proposed project plans (dated July 2, 2018), is provided as Attachment 3. Full size plans have been provided to the Planning Commission.

The following table summarizes and compares the original approval with the proposed modifications as related to consistency with applicable zoning standards.

Project Consistency With CR Zoning District Standards (interior lot)				
Development Feature	City Requirement	Original Approval PC Reso. 17-02	Proposed Modification PC Reso. 18-06	Project Consistency
<i>Minimum Lot Area</i>	No minimum	10.26 acres	10.26 acres	Consistent
<i>Front Setback</i>	None	45.5 feet (7.5 feet to parking)	53 feet (7.5 feet to parking)	Consistent
<i>Side Setback (West)</i>	None, 3 feet minimum if proposed	132.66 feet (6.66 feet to parking)	140 feet (6 feet to parking)	Consistent
<i>Side Setback (East)</i>		72 feet (7.5 feet to park)	82 feet (7.5 feet to parking)	Consistent
<i>Rear Setback</i>	10 feet	200 feet from top of bank	213 feet from top of bank	Consistent

<i>Landscaping</i>	5% Minimum	17%	17%	Consistent
<i>Site Coverage</i>	No Maximum	26.50%	22.30%	Consistent
<i>Height Limits</i>	35 feet	38.5 feet	38.5 feet	Development Plan Modification Required (previously approved)
<i>Parking</i>	Bowling Alley: 8 per lane (144 spaces for 18 lanes) Restaurant: 1 per 300 sf and 1 per 2 employees Office: 1 per 300 sf	186 spaces (including 6 accessible and 4 compact spaces) plus 1 loading	178 spaces (including 8 accessible spaces and 65 compact spaces) plus 1 loading space, and a separate bus loading/unloading area	Consistent
<i>Source: City of Buellton Municipal Code, Title 19, Zoning.</i>				

Project Components and Proposed Modifications

Each major project component and proposed modification is described in more detail below.

Family Entertainment Center (Live Oak Lanes)

- A 18-lane bowling alley (Live Oak Lanes), four of which are in a section that can be closed off for private parties and functions. *This remains the same as original approval.*
- Restaurant/bar. *Modification includes Phase 2 second story restaurant addition with outdoor deck for dining.*
- Offices. *Modification includes additional office space, and option to rent space separately as part of Phase 2.*
- Arcade and game area. *Modification includes minor changes to floor plan.*
- Party and corporate meeting rooms. *Modification includes minor changes to floor plan.*

In addition to the indoor uses, the development includes three bocce ball courts, an outdoor patio for dining and lounging and a second floor balcony, as well as landscaping around the entire property. Additional proposed outdoor amenities included as part of the modification include; movable furniture, outdoor fire places, 200 square foot deck, amphitheater, and general increased use of the outdoor space. Outdoor live music is proposed as part of the modification, and is described further below.

Building Footprint and Floor Area

The original approval included a 45,633 square foot building; with 34,439 square feet on the first floor, and 11,194 square feet on the second floor mezzanine area. The proposed modification requests to reduce the total building floor area to 40,780 square feet; with 28,331 square feet on the first floor and 12,448 on the second floor mezzanine area. The reduced building footprint allows for increased pedestrian circulation around the building, and the entire project site (Attachment 3 – Project Plans dated July 2, 2018).

The previous project approval was proposed to be built on an approximately 3.05 acre portion of the site; the modification includes a reduced development footprint on an approximately 2.94 acre portion of the site.

Hours of Operation

The original approval included hours of operation from 9AM to midnight from Sunday to Thursday, and 9AM to 1AM Friday and Saturday. The applicant is requesting that the hours of operation be extended to 8AM to 2AM daily. Condition of Approval 79 of Resolution No. 17-02 has been modified in Resolution No. 18-06 to reflect this change. It is estimated that 15 full-time and 30 part-time employees will be needed.

Outdoor Live Music

The applicant has requested that outdoor live music be allowed on the south side of the property, in the outdoor gathering area facing the Santa Ynez River (Attachment 2 – Project Description). Outdoor live music was not included in the original approval. No details have been provided by the applicant regarding the exact location of the proposed outdoor music, the frequency of the outdoor music, or the type of outdoor music that would take place on the property. Staff does not recommend that amplified music be permitted. However, acoustic music would be appropriate with limitations on the frequency and timing of events. Staff is requesting that the applicant provide more details on the music request, as indicated above, and that the Planning Commission provide direction to Staff regarding the incorporation of wording for added condition of approval number 1 of Resolution No. 18-06 related to Outdoor Live Music. Specifically, if the Commission is in support of allowing live outdoor music, staff is requesting Planning Commission input on the allowed frequency, hours and specific locations for the music.

Architecture and Visual Quality

Similar to the original project approval, the architecture of the proposed project is considered Contemporary Ranch as defined in the City's Community Design Guidelines. However, significant changes to the architecture have been made as part of the Development Plan Modification. The proposed changes are described in more detail below.

Original Project Approval

The original project approval included masonry, stucco and wood siding as building materials (Attachment 4 – April 6, 2017 PC Project Plans). Additionally, a unique architectural feature was previously included on the north and west side of the building that included metal wood grain siding that emulates the look of a bowling lane. Bowling

pins were also included on the building façade. The previously-proposed architecture is consistent with the surrounding area and with the requirements of the Community Design Guidelines.

Proposed Changes

The applicant has made changes to the architecture in an effort to create more visual interest to the property, and also to be more compatible with the surrounding area and the overall intent of the project. A description of the proposed intent for the project design and architecture has been provided in Attachment 2. It is important to note that the project description describes the architecture as “industrial agrarian”. This is not an approved design style in the City of Buellton; however, the architecture is compliant with the Contemporary Ranch design style per the Buellton Community Design Guidelines.

Proposed changes to the building architecture include the elimination of the masonry siding, the addition of complementary landscaping and a landscape tower, additional awning and trellises, changes to proposed colors, and materials used. The architectural element that emulates a bowling lane has been removed as part of the modification. The overall proposed height of the building (38.5 feet) would remain the same, and no further height limit modification would be required. The overall scale and size of the building has been reduced as part of the modification. Attachment 3 includes the proposed modified architectural elevations.

Exterior Lighting

Proposed lighting on the exterior of the building and project site include wall mounted lighting, parking lot pole lights, and hanging lights on the exterior patios and outdoor use areas. The proposed lighting is meant to further accentuate the building architecture. Generally, the proposed lighting appears to comply with the Community Design Guidelines. However, prior to building permit issuance, a revised photometric lighting plan that shows compliance with maximum foot candle requirements shall be provided. The photometric lighting plan provided does not clearly show the light spill over onto adjacent properties. Additionally, further details regarding lighting specs shall be provided prior to building permit issuance to ensure compliance with dark sky friendly lighting requirements.

Parking

The original project approval required 144 parking spaces. The required amount of parking was calculated based on the Buellton Municipal Code standard of 8 spaces per bowling lane. A total of 186 parking spaces were provided as part of the original approval. The modification includes the addition of Phase 2 improvements, which include a second floor restaurant (3,136 square feet), an outdoor deck for dining (1,691 square feet) and additional office space, with the option to rent out the offices separately from the bowling alley use. These uses were not included in the original project approval. Therefore, staff felt it was necessary to require additional parking for these new uses beyond what was originally approved.

Based on the total square footage of office space, and the additional restaurant space, a total of 173 parking spaces are required. The modification proposes 178 parking spaces. A bus loading and unloading area is provided in the modification, which was not provided as part of the original approval. This is the reason for the loss of 8 parking spaces. However, the overall required parking is met for the project.

There are a total of 65 parking spaces that are proposed to be compact spaces; which equals 36.5 % of the total parking spaces on the site. The Buellton Municipal Code allows a maximum of 30% of the spaces to be compact. However, the Planning Commission has discretion to modify this requirement. Staff feels that a modification to this requirement would be appropriate based on the new site design.

Staff is requesting that the Planning Commission confirm staff's parking calculation interpretation.

Signage

Original Project Approval

The proposed master sign program is provided within Attachment 3. The overall signage square footage has been reduced by 136 square feet when compared to the previous approval. The previous approval included a total of 391 square feet of signage; whereas the proposed modification includes 255 square feet of signage. Wall-mounted signs (to be placed above awnings and trellises) would be included on the north, east and west building elevations of the bowling alley. These include individual letters ("FAMILY ENTERTAINMENT CENTER", "THE WAYPOINT", "VAL'S THE WAY POINT", and "ARCADE THE WAYPOINT"). Additionally, there will be a single off-site monument at the entrance to the commercial center ("LIVE OAK LANES FAMILY ENTERTAINMENT CENTER"). The sign will be 7 feet tall (including the sign base) and will be 40.5 square feet. A Sign Ordinance Exemption (16-EXP-01) was previously approved for this sign, and this approval remains valid. The new proposed off-site sign has been reduced in size. The plans provided do not provide a clear indication of whether or not the signs will be illuminated. If so, an electrical permit from Santa Barbara County Building Department will be required prior to installation. Additionally, the plans do not clearly indicate whether the off-site monument sign will be double-sided, which would be allowed, and is consistent with the previous approval. The applicant will need to clarify this on the building plans.

The following summarizes the modified project signage:

Project Signage		
Location	Sign Characteristics	Sign Area
Project Entrance (off-site)	Type: Off-site Monument Sign; Information: "LIVE OAK LANES FAMILY ENTERTAINMENT CENTER" (with arrow)	40.5 SF
Bowling Alley – North Facade	Type: Wall mounted (placed above awning or trellis); Raised solid letters Information: "FAMILY ENTERTAINMENT CENTER"	51.64 SF

Bowling Alley – West Facade	Type: Wall mounted (placed above awning or trellis); Raised solid letters Information: "FAMILY ENTERTAINMENT CENTER"	80.4 SF
Bowling Alley – West Facade	Type: Wall mounted (placed above awning or trellis); Raised solid letters Information: "VAL'S THE WAYPOINT"	40.5 SF
Bowling Alley – East Facade	Type: Wall mounted; Raised solid letter, Information: "ARCADE THE WAYPOINT"	42.38 SF
TOTAL SIGN AREA		255 SF

Access

The primary vehicular access to the entertainment center is through an existing access easement from Highway 246. Customers to the entertainment center would take the access point into the existing commercial center toward the parking lot area north and west of the building. Additional parking is provided on the east side of the building. Additional access easements leading into the project site from the Albertson's shopping center would serve as secondary access points into the project site.

Trail Access

Consistent with the original approval, the applicant is proposing a 6-foot wide on-site trail connection that will connect the project site to the future multi-use trail. This trail connection has been delineated with decomposed granite material proposed. A lockable gate will be included to allow the property owner to lock access to the private property in the evening hours.

Additional Modification Requests

As part of the development plan modification, the applicant has proposed additional modifications to the original approval, including; addition of a bus loading/unloading area on the west side of the property, a site retaining wall at the south end of the project, proposed perimeter fencing along the west property line and along the southern outdoor area, additional pedestrian access throughout the project site with the addition of walkways through the west parking lot, and widening of the perimeter building walkway, 200 square foot deck east of bocce courts, additional restaurant square footage, more outdoor amenities for guests, etc. A complete list of proposed additions and modifications is provided in the Attachment 2.

ENVIRONMENTAL REVIEW

In accordance with the requirements of the California Environmental Quality Act, California Public Resources Code section 21000 *et seq.*, the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, sections 15000 *et seq.*, and the Environmental Impact Report Guidelines of the City of Buellton (collectively, "CEQA"), the City prepared an Initial Study and a Mitigated Negative Declaration for the project (the "Initial Study/Mitigated Negative Declaration").

The Initial Study/Mitigated Negative Declaration was circulated for public and agency review and comment from March 6, 2017 through April 4, 2017. The proposed modifications included in the application will not result in any additional impacts, therefore no additional environmental review is required.

CONDITIONS OF APPROVAL

The project is subject to several new and modified conditions of approval. These have been included in Planning Commission Resolution No. 18-06. All other conditions of approval included in the original project approval, including, but not limited to the Mitigation Measures and the Mitigation Monitoring and Reporting Program (MMRP) remain unchanged, and applicable to the project, as modified.

The complete list of conditions is included within Planning Commission Resolution No. 17-02 (Attachment 5). The modified and added conditions of approval are included in Planning Commission Resolution No. 18-06.

RECOMMENDATION

That the Planning Commission consider the adoption of Resolutions No. 18-06, as follows:

Resolution No. 18-06 - "A Resolution of the Planning Commission of the City of Buellton, California, Approving a Development Plan Modification (18-DPM-02) to the Previously-Approved Final Development Plan (16-FDP-03), Conditional Use Permit (16-CUP-01) and Sign Ordinance Exemption (16-EXP-01) for the Live Oak Lanes Project Located at 290 East Highway 246, Assessor's Parcel Number 137-200-078 and Making Findings in Support Thereof"

ATTACHMENTS

Planning Commission Resolution No. 18-06

Attachment 1: Vicinity Map

Attachment 2: Project Description (May 25, 2018)

Attachment 3: Development Plan Modification (18-DPM-02) Project Plans (dated July 2, 2018)

Attachment 4: April 6, 2017 PC Approved Plans

Attachment 5: PC Resolution No. 17-02

PLANNING COMMISSION RESOLUTION NO. 18-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUELLTON, CALIFORNIA, APPROVING A DEVELOPMENT PLAN MODIFICATION (18-DPM-02) TO THE PREVIOUSLY-APPROVED FINAL DEVELOPMENT PLAN (16-FDP-03), CONDITIONAL USE PERMIT (16-CUP-01) AND SIGN ORDINANCE EXEMPTION (16-EXP-01) FOR THE LIVE OAK LANES PROJECT LOCATED AT 290 EAST HIGHWAY 246, ASSESSOR'S PARCEL NUMBER 137-200-078 AND MAKING FINDINGS IN SUPPORT THEREOF

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

SECTION 1: An application has been filed by Carol Leshner-Peterson, Property Owner, and Michael Holliday, DMHA, Agent ("Applicant"), requesting a modification to Planning Commission Resolution No. 17-02 and associated project plans (approved April 6, 2017) for a previously approved Final Development Plan (16-FDP-03), Conditional Use Permit (16-CUP-01) and Sign Ordinance Exemption (16-EXP-01). The project site is located at 290 East Highway 246, on Assessor's Parcel Number 137-200-078.

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

Development Plan Modification (18-DPM-02): Approval of a modification to the approved site plan, architectural elevations, floor plans, preliminary grading and drainage plan, landscaping and lighting plan, and sign plan sheets of 16-FDP-03 and Planning Commission Resolution No. 17-02 (dated April 6, 2017) to allow for increased pedestrian circulation, decreased building footprint, and amenities and architecture that are more compatible with the surrounding area. The modification also includes a request for additional restaurant space, additional hours of operation and live outdoor music.

SECTION 3: All proceedings having been duly taken as required by law, and upon review of the information provided in the staff report, consideration of the testimony given at the public hearing, as well as other pertinent information, the Planning Commission finds the following:

A. Record. Prior to rendering a decision on any aspect of the Project, the Planning Commission considered the following:

1. All public testimony, both written and oral, received in conjunction with that certain public hearing conducted by the Planning Commission on August 2, 2018 ("Public Hearing").
2. All oral, written and visual materials presented in conjunction with the Public Hearing.
3. The following informational documents which, by this reference, are incorporated herein.

- a. The Project file for 18-DPM-02 and the set of Project plans date stamped July 2, 2018.
- b. Planning Commission staff report of August 2, 2018.

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

1. A notice of public hearing was published in a newspaper on July 19, 2018 (the "Public Notice"), a minimum of ten (10) days in advance of the Public Hearing.
2. The Public Notice was mailed to the Applicant, affected public agencies, persons owning property within 300 feet of the Project site and others known to be interested in the matter on July 19, 2018, a minimum of ten (10) days in advance of the Public Hearing.
3. The Public Notice was posted in two public locations on July 19, 2018, a minimum of ten (10) days in advance of the Public Hearing.

C. Environmental Clearance. A Mitigated Negative Declaration (MND) was adopted as part of the original project approval. The MND was prepared in accordance with the California Environmental Quality Act (CEQA) and was circulated for public review from March 6, 2017 through April 4, 2017. The proposed changes to the project will not result in any new or significant impacts; therefore no further environmental review is required.

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

1. That the previous findings for project 16-FDP-03, 16-CUP-01 and 16-EXP-01 remain valid.
2. That the revised final development plan is in substantial conformity with the approved final development plan 16-FDP-03; the general site layout and location of the improvements are in a similar location, with a reduction in building footprint when compared to original approval.
3. Project is in conformance with all applicable provisions and policies of the City General Plan and Zoning Ordinance, Municipal Code and approved development plan.
4. That the proposed development is in conformance with the community design guidelines. The proposed architectural design style is

contemporary ranch, which is one of the approved design styles per the community design guidelines.

5. That the changes to the approved development plan will be aesthetically compatible with the existing surrounding character of the area as the proposed architectural changes provide consistency and compatibility with the surrounding land uses.
6. That the modifications to the development plan will not conflict with any easements required for public access through, or the public use of, a portion of the property and thus will not be detrimental to the health, safety, comfort, convenience and general welfare of the neighborhood.

SECTION 4: Based on the findings set forth in Section 3, and subject to the conditions attached hereto, the Planning Commission hereby approves the Development Plan Modification (18-DPM-02) with the additional and modified conditions included with the motion to adopt Resolution No. 18-06.

PASSED, APPROVED, AND ADOPTED this 2nd day of August 2018.

Brian Dunstan
Chair

ATTEST:

Clare Barcelona
Planning Commission Secretary

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) **SS**
CITY OF BUELLTON)

I, Clare Barcelona, Planning Commission Secretary of the City of Buellton, do hereby certify that the foregoing Resolution No. 18-06 was duly approved by the Planning Commission of the City of Buellton at a meeting held on the 2nd day of August 2018, by the following vote, to wit.

AYES: ()

NOES: ()

ABSENT: ()

NOT VOTING: ()

IN WITNESS WHEREOF, I have hereunto set my hand this 2nd day of August 2018.

Clare Barcelona
Planning Commission Secretary

Modified Conditions of Approval
for 16-FDP-03 (PC Resolution No. 17-02)
Applicable to 18-DPM-02

72. **Parking.** The revised plans include a total of 178 parking spaces, including 8 accessible spaces, a bus loading area, and 1 loading spaces. There are 65 compact spaces included. Parking shall be installed for the project as shown on the approve site plan for 18-DPM-02 (dated July 2, 2018). All parking spaces shall be striped in accordance with the City of Buellton standards prior to issuance of the occupancy permit.
73. **Signage.** Signage must be in substantial conformance with what is indicated in the sign plans submitted as a component of the revised project plans dated *July 2, 2018*. Any sign lighting will require a separate electrical permit from Santa Barbara County Building Department. Any deviation from this program will require a separate Zoning Clearance from the Buellton Planning Department.
74. **Architectural Design.** The architectural design of the buildings shall conform to that shown on the architectural elevations (as revised, and included on plans dated *July 2, 2018*) and color boards for the project plans submitted on *July 2, 2018*. The project is designed as Contemporary Ranch.
76. **Bike Racks.** Bike racks to accommodate a minimum of 13 bicycles shall be provided as shown on the project plans dated *July 2, 2018*.
77. **Lighting.** All new exterior lighting fixtures shall comply with the design requirements of the Community Design Guidelines and shall protect dark skies. All lighting shall be LED or Inductive technology or other energy efficient type of lighting. Details provided in the updated exterior lighting plans dated July 2, 2018 shall be clarified prior to building permit issuance to ensure compliance.
79. **Hours of Operation:** Prior to occupancy, the applicant shall notify the City of Buellton Planning Department of the day of the week chosen to be open for extended hours and shall include the hours of operation. The applicant shall comply with the approved hours of operation included in this approval all other days of the week, *as modified by the Planning Commission as part of 18-DPM-02*. Hours of operation shall be from 8am to 2am daily. All legal requirements regarding the selling and consumption of alcohol on the premises shall be adhered to at all times.
110. **California Codes (SB County Building Department).** Applications submitted after January 1, 2020 will be subject to the 2018 California Codes.

Added Conditions of Approval
for 16-FDP-03 (PC Resolution No. 17-02)
Applicable to 18-DPM-02

1. **Live Outdoor Music.** Live outdoor music shall be permitted on the property. All music shall be acoustic only. Amplified music is prohibited on all areas of the property at all times.
2. **Fencing Detail.** Details of proposed perimeter fence to be located on south and west edge of project shall be clearly shown on project plans prior to building permit issuance. Details of proposed gate leading to trail connection shall be also be provided prior to building permit issuance.
3. **Photometric Lighting Plan.** A revised photometric lighting plan shall be provided prior to building permit issuance. The revised plan shall clearly indicate compliance with the City’s requirement for maximum lumens beyond the property line to prevent light spillover onto adjacent properties.
4. **Trash Enclosure.** Prior to building permit issuance, design of trash enclosure shall be made more consistent with the design, materials and colors of the main building.
5. **Letter From MarBorg.** A letter from MarBorg shall be provided indicating that the new location and design of the trash enclosure is consistent with the requirements.
6. **Intervening Code Supplements (SB County Building Department).** Applications submitted on or after July 1, 2018 will be subject to the 2016 Intervening Code Supplements.
7. **Fire Department Conditions.** The updated Fire Department condition letter dated June 20, 2018 shall supersede the condition letter dated November 3, 2016. All conditions listed in this document apply to the project.

Project Applicant/Property Owner Acknowledgement of Required Conditions of Approval

 Property Owner Signature

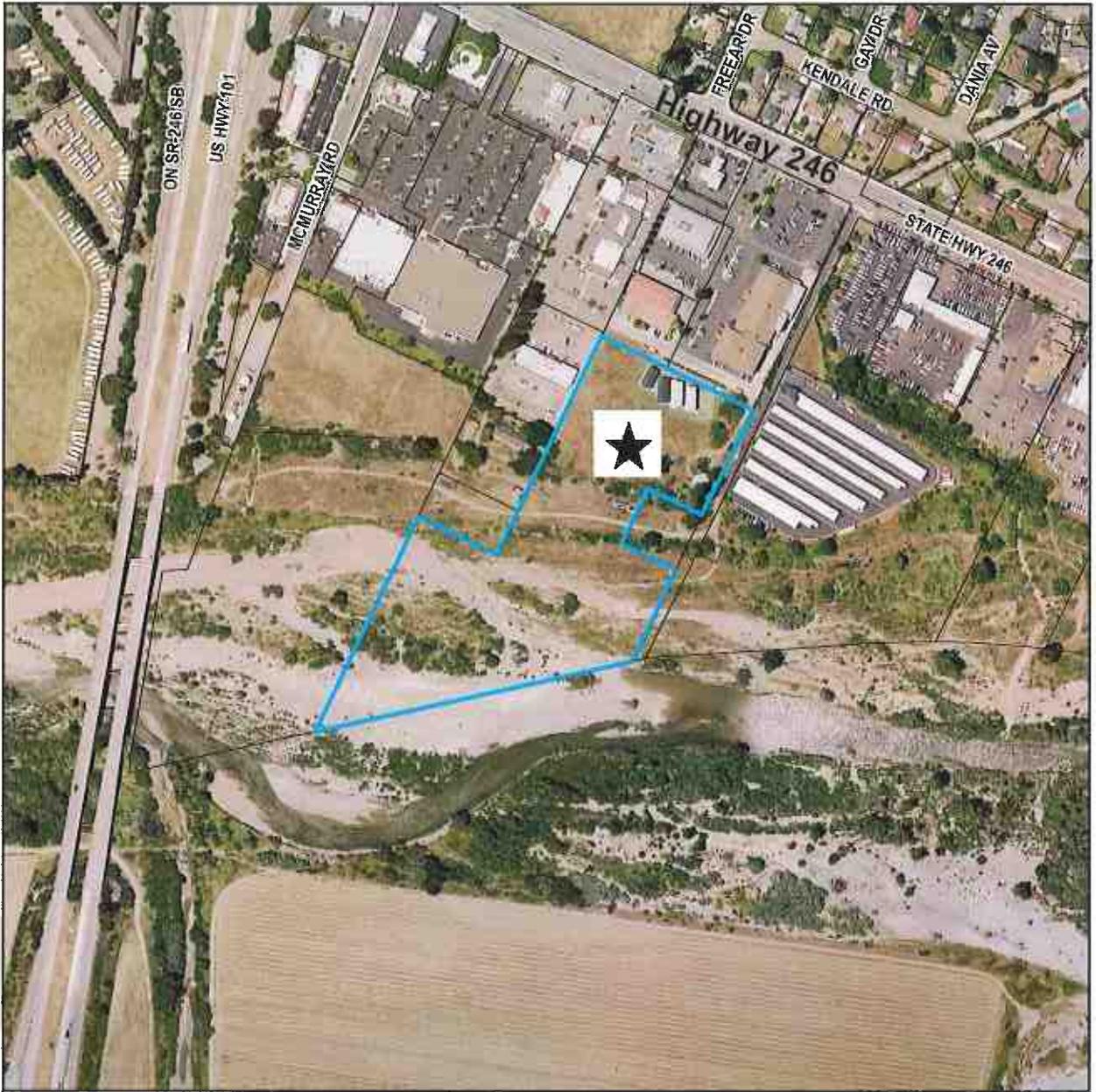
 Date

 Project Applicant/Agent/Representative Signature

 Date

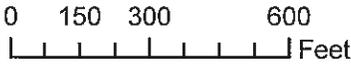


Attachment 1 - Vicinity Map



Legend

-  City Parcels
-  Project Location





LIVE OAK LANES

Planning Commission Submittal

Project Description

This Project is a request by Carol Peterson (the "Applicant") for a Revision to the **Final Development Plan (16-FDP-03), Conditional Use Permit (16-CUP-01), and Sign Ordinance Exemption (16-EXP-01)** for a two story, 40,606 square foot Family Entertainment Center (previous approval included 45,633 square feet), 28,158 square feet on the ground floor (previous approval included 34,439 square feet on the ground floor) parking and landscaping in support of those facilities ("The Project"). The 10.26-acre property is located at 290 East Highway 246 and includes one parcel (Assessor's Parcel Number 137-200-078) ("The Property"). An approximately 2.94-acre portion of the site will be developed into the Family Entertainment Center (previous approval included 3.05-acre portion of the site), required parking, and landscaping. A Conditional Use Permit (16-CUP-01) is required for the outdoor assembly areas, including the outdoor seating area and three bocce ball courts to the south of the Family Entertainment Center building. A Sign Ordinance Exemption (16-EXP-01) is required for the off-site directory monument sign. The property is currently vacant. The project plans that were included in this approval are dated October 11, 2016 (Civil Plans) and February 15, 2017 (Architectural, Landscaping, Lighting and Sign Plans).

The project plans that are included in this submittal are dated April 24, 2018 (Civil, Architectural, Landscaping, Lighting and Sign Plans).

The proposed project consists of the following uses:

- An 18-lane bowling alley (Live Oak Lanes), including 4 lanes separate from the main bowling alley for private parties (consistent with previous approval).
- Restaurant/Bar, with an allowance for the future expansion of the restaurant on the second floor. (Previous approval had the Restaurant/Bar on the first floor only).
- Two Party and meeting rooms. (Previous approval had four Party and meeting rooms).
- Arcade area on the first floor (Previous approval had the Arcade on the second floor and a Game room on the first floor).
- Office space on the first floor, second floor mezzanine, and second floor above the Arcade. (Previous approval had only offices on the second floor mezzanine).

Attachment 2

- Restrooms and associated uses (consistent with previous approval).
- Outdoor uses, including: three outdoor bocce ball courts with shade structures and a deck at the east end of the courts, and a sitting area (amphitheater) at the river bank facing the Santa Ynez River (previous approval also had three outdoor bocce ball courts with a shade structure at the north end of the courts, and a sitting area at the river bank facing the Santa Ynez River).
- Outdoor Dining, including a 1,686 square foot outdoor covered patio for dining and lounging on the ground floor, and a 2,854 square foot covered balcony on the second floor. (Previous approval had a 2,396 square foot outdoor patio with a shade structure, and a 648 square foot second floor uncovered balcony).
- Bike racks will be provided at several locations adjacent to building entries (consistent with previous approval).

The project plans that are included in this submittal also include a request to approve the following items that had not been included in the previous approval:

- A bus loading and unloading zone
- Passenger loading zones in both the east and west parking lots
- Hours of operation from 8:00am to 2:00am
- A 200 square foot deck at the east end of the bocce ball courts
- A site retaining wall at the south end of the project
- A trail connection to a proposed trail at the south side of the project
- An outdoor music venue in open areas
- Outdoor gas fire pits
- Stone Gabion and solid wood fencing
- Wood and metal separation fencing, and recycled pipe fencing
- Iron framework and grid landscape towers (2)
- Pedestrian accessways through the parking lot (2)
- Landscaped 'vine trees' (4) at the south end of the site
- A shaded pedestrian walkway with vine covered trellis' on the north and east sides of the structure
- An 880 square foot artificial turf area for family use
- Colored concrete deck surrounding the facility with a scored/tile vine pattern

Live Oak Lanes
Buellton, CA

Project Site Planning & Architecture:

The Industrial Agrarian architectural design style of the new facility will complement the existing surrounding retail and commercial built environment and complies with the Design Guidelines of the City of Buellton. The building has been planned to provide ample views to the adjacent Santa Ynez River and the Santa Ynez Mountains to the south. The site has been organized to maximize efficient use of parking areas, walkways and patio areas while minimizing the building footprint. A vine covered walkway and trellis' on the exterior leads from the Main Entrance to a separate Arcade Entry and Restaurant Entry. Outdoor dining provided both on the ground level and the upper level deck are wide open to views of the Santa Ynez River and mountains in the distance. Patrons will be served by 2 to 4 roving employees that tend to the Arcade and Bowling center operations, the Restaurant will be staffed with 6 to 8 well trained cooks and food prep personnel, in addition to several waiters and bartenders from the hours of 8am to 2am. One day per week the facility will have the option to be open 24 hours.

A south facing garden area fronts the Santa Ynez River and will transform from a family gathering activity area in the day to a live music and adult gathering venue in the evening. The new facility will be family friendly but adult focused serving residents of the Santa Ynez Valley as well as out of town visitors. Located directly off Highway 246 adjacent to Highway 101, Live Oak Lanes will serve as a community waypoint for family fun, activities and entertainment. The site and building have been designed to serve as a community landmark for the entire Santa Ynez Valley and the greater Central Coast region.



LIVE OAK LANES
SUBDIVISION
PROJECT # 170239
NO. DESCRIPTION DATE

G008
CONDITIONAL APPROVAL

1. The applicant has provided a detailed site plan showing the proposed layout of Live Oak Lanes, including lot lines, easements, and proposed improvements. The plan is consistent with the City's General Plan and the applicable zoning ordinance.

2. The applicant has provided a detailed traffic study showing that the proposed development will not result in a significant increase in traffic volume or congestion on the surrounding streets. The study includes a peak hour traffic analysis and a comparison of the proposed development to existing conditions.

3. The applicant has provided a detailed environmental impact report (EIR) showing that the proposed development will not result in a significant impact on the environment. The EIR includes an analysis of the project's potential impacts on air quality, noise, and other environmental resources.

4. The applicant has provided a detailed financial statement showing that the proposed development is financially feasible. The statement includes a detailed budget and a cash flow analysis for the project.

5. The applicant has provided a detailed community impact report (CIR) showing that the proposed development will have a positive impact on the surrounding community. The CIR includes an analysis of the project's potential impacts on local businesses, schools, and other community resources.

6. The applicant has provided a detailed site plan showing the proposed layout of Live Oak Lanes, including lot lines, easements, and proposed improvements. The plan is consistent with the City's General Plan and the applicable zoning ordinance.

7. The applicant has provided a detailed traffic study showing that the proposed development will not result in a significant increase in traffic volume or congestion on the surrounding streets. The study includes a peak hour traffic analysis and a comparison of the proposed development to existing conditions.

8. The applicant has provided a detailed environmental impact report (EIR) showing that the proposed development will not result in a significant impact on the environment. The EIR includes an analysis of the project's potential impacts on air quality, noise, and other environmental resources.

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10. The applicant has provided a detailed community impact report (CIR) showing that the proposed development will have a positive impact on the surrounding community. The CIR includes an analysis of the project's potential impacts on local businesses, schools, and other community resources.

11. The applicant has provided a detailed site plan showing the proposed layout of Live Oak Lanes, including lot lines, easements, and proposed improvements. The plan is consistent with the City's General Plan and the applicable zoning ordinance.

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14. The applicant has provided a detailed financial statement showing that the proposed development is financially feasible. The statement includes a detailed budget and a cash flow analysis for the project.

15. The applicant has provided a detailed community impact report (CIR) showing that the proposed development will have a positive impact on the surrounding community. The CIR includes an analysis of the project's potential impacts on local businesses, schools, and other community resources.

16. The applicant has provided a detailed site plan showing the proposed layout of Live Oak Lanes, including lot lines, easements, and proposed improvements. The plan is consistent with the City's General Plan and the applicable zoning ordinance.

17. The applicant has provided a detailed traffic study showing that the proposed development will not result in a significant increase in traffic volume or congestion on the surrounding streets. The study includes a peak hour traffic analysis and a comparison of the proposed development to existing conditions.

18. The applicant has provided a detailed environmental impact report (EIR) showing that the proposed development will not result in a significant impact on the environment. The EIR includes an analysis of the project's potential impacts on air quality, noise, and other environmental resources.

19. The applicant has provided a detailed financial statement showing that the proposed development is financially feasible. The statement includes a detailed budget and a cash flow analysis for the project.

20. The applicant has provided a detailed community impact report (CIR) showing that the proposed development will have a positive impact on the surrounding community. The CIR includes an analysis of the project's potential impacts on local businesses, schools, and other community resources.



NOT FOR CONSTRUCTION

LIVE OAK LANES

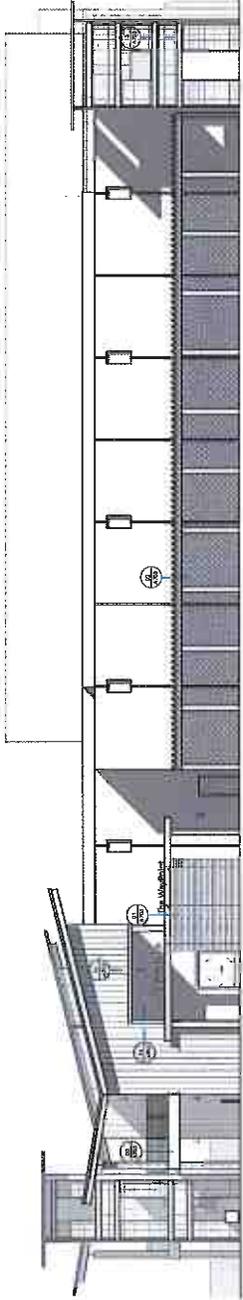
110 LIVE OAK LANES #1102
SAN BERNARDINO, CA 92406
PROJECT #: 17C0238

NO. DISCIPLINE

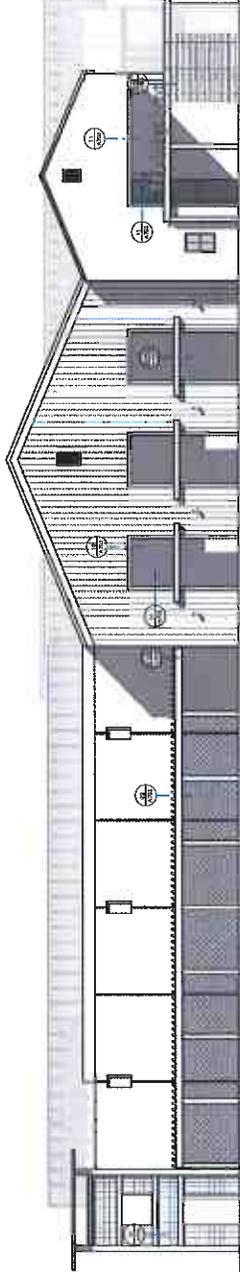
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06/25/2018

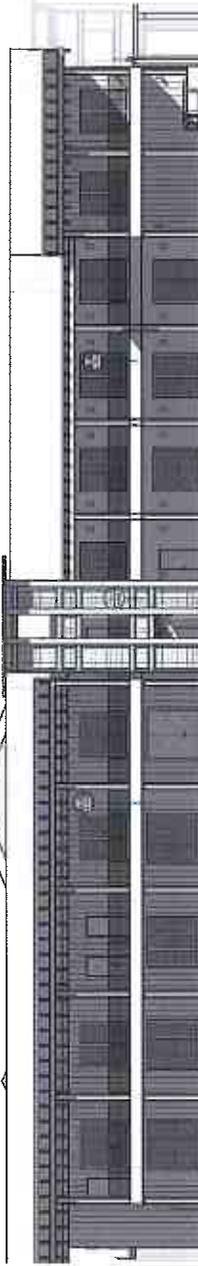
G014
ELEVATIONS



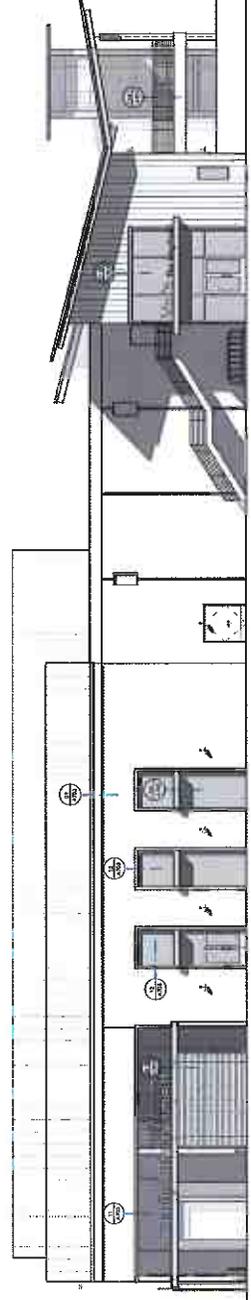
EAST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



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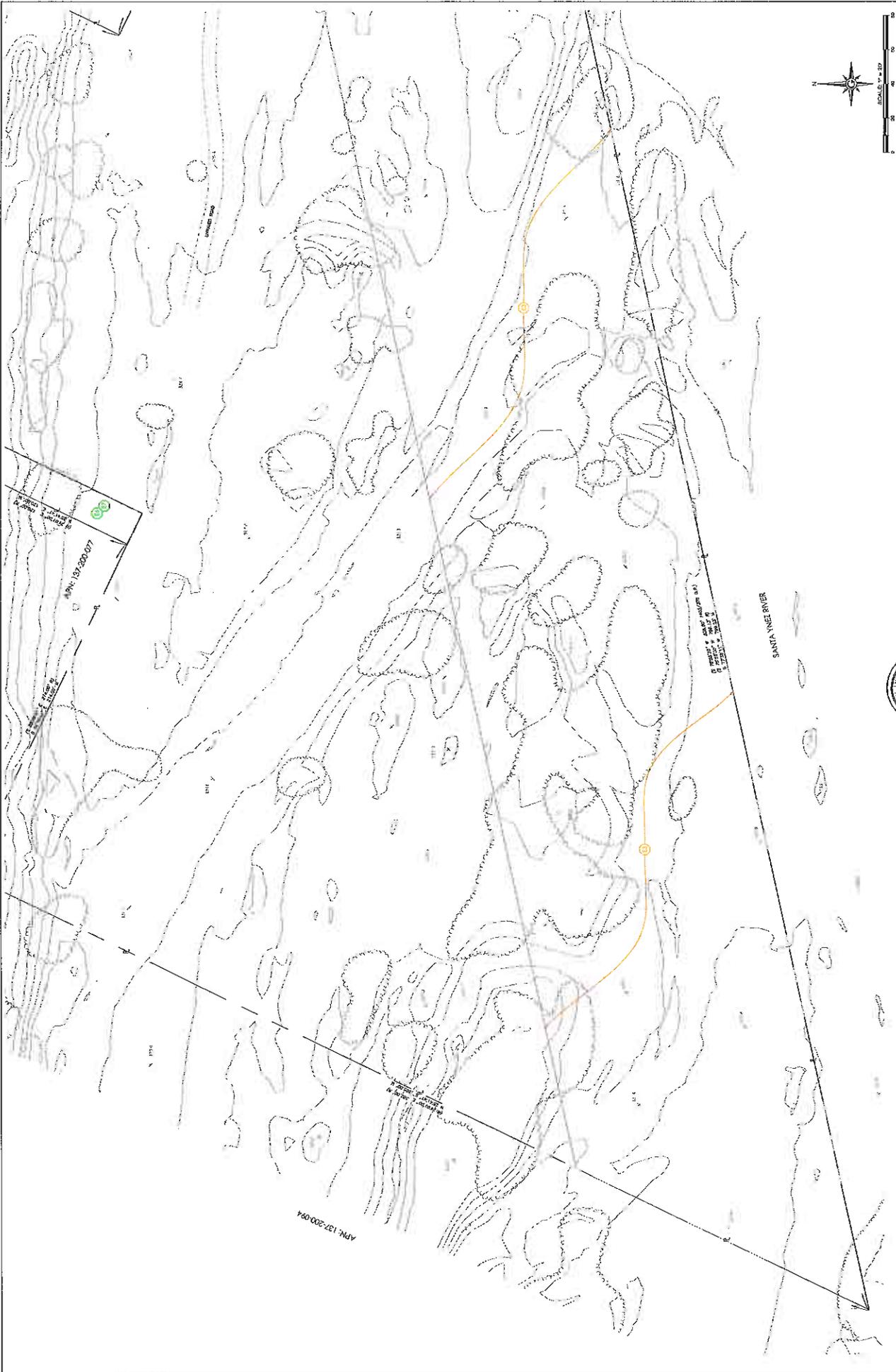
ROMATICI
 LAND SURVEYING, INC.
 QUALITY SURVEYING AND REMOTE SENSING

ROMATICI LAND SURVEYING, INC.
 10200 WOODBURN AVENUE, SUITE 100
 WOODBURN, CALIFORNIA 95076
 PHONE: (925) 851-1111
 FAX: (925) 851-1112
 WWW.ROMATICI.COM

THIS MAP WAS PREPARED BY A LICENSED PROFESSIONAL LAND SURVEYOR.

J. A. ROMATICI
 No. 8254
 PROFESSIONAL LAND SURVEYOR

TOPOGRAPHIC SURVEY
 APRIL 24, 2017
 APRIL 13, 2007
 SEPTEMBER 13, 2017



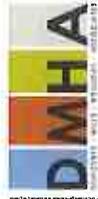
TOPOGRAPHIC SURVEY
 PREPARED BY
 DATE
 SHEET 3 OF 3

romatici
 Loma Surveying, Inc.
 10000 W. 137th Street, Suite 100
 San Diego, CA 92120
 (619) 441-1111
 www.romatici.com



NO.	DESCRIPTION OF CHANGE	DATE

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 DATE OF SURVEY: [REDACTED]
 SCALE: [REDACTED]
 DRAWN BY: [REDACTED]
 CHECKED BY: [REDACTED]
 APPROVED BY: [REDACTED]



1 N. GALE CENTERWAY #102
SANTA ANA, CA 92705



LIVE OAK LANES
SUBSECTION 2
PROJECT # 190233
NO. DESCRIPTION

DATE
02/22/20



SECTION	DESCRIPTION	REVISION	DATE	BY	CHKD BY	APP'D BY
SECTION 01100 - GENERAL NOTES	<p>GENERAL NOTES:</p> <p>1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.</p> <p>2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.</p> <p>3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.</p> <p>4. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.</p> <p>5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ENVIRONMENTAL RESOURCES.</p> <p>6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.</p> <p>7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING PLANTING AND LANDSCAPING.</p> <p>8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.</p> <p>9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING PLANTING AND LANDSCAPING.</p> <p>10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.</p>					
SECTION 02000 - EXISTING CONDITIONS	<p>EXISTING CONDITIONS:</p> <p>1. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING PLANTING AND LANDSCAPING.</p> <p>3. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.</p>					
SECTION 03000 - DEMOLITION	<p>DEMOLITION:</p> <p>1. THE CONTRACTOR SHALL DEMOLISH ALL EXISTING STRUCTURES AND UTILITIES AS SHOWN ON THE PLANS.</p> <p>2. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.</p>					
SECTION 04000 - FOUNDATIONS	<p>FOUNDATIONS:</p> <p>1. THE CONTRACTOR SHALL CONSTRUCT ALL FOUNDATIONS AS SHOWN ON THE PLANS.</p> <p>2. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.</p>					
SECTION 05000 - CONCRETE	<p>CONCRETE:</p> <p>1. THE CONTRACTOR SHALL CONSTRUCT ALL CONCRETE STRUCTURES AS SHOWN ON THE PLANS.</p> <p>2. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.</p>					
SECTION 06000 - MASONRY	<p>MASONRY:</p> <p>1. THE CONTRACTOR SHALL CONSTRUCT ALL MASONRY STRUCTURES AS SHOWN ON THE PLANS.</p> <p>2. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.</p>					
SECTION 07000 - METALS	<p>METALS:</p> <p>1. THE CONTRACTOR SHALL CONSTRUCT ALL METAL STRUCTURES AS SHOWN ON THE PLANS.</p> <p>2. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.</p>					
SECTION 08000 - WOODWORK	<p>WOODWORK:</p> <p>1. THE CONTRACTOR SHALL CONSTRUCT ALL WOODWORK STRUCTURES AS SHOWN ON THE PLANS.</p> <p>2. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.</p>					
SECTION 09000 - PAINTS AND COATINGS	<p>PAINTS AND COATINGS:</p> <p>1. THE CONTRACTOR SHALL APPLY ALL PAINTS AND COATINGS AS SHOWN ON THE PLANS.</p> <p>2. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.</p>					
SECTION 10000 - FINISHES	<p>FINISHES:</p> <p>1. THE CONTRACTOR SHALL CONSTRUCT ALL FINISHES AS SHOWN ON THE PLANS.</p> <p>2. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.</p>					
SECTION 11000 - MECHANICAL	<p>MECHANICAL:</p> <p>1. THE CONTRACTOR SHALL INSTALL ALL MECHANICAL SYSTEMS AS SHOWN ON THE PLANS.</p> <p>2. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.</p>					
SECTION 12000 - ELECTRICAL	<p>ELECTRICAL:</p> <p>1. THE CONTRACTOR SHALL INSTALL ALL ELECTRICAL SYSTEMS AS SHOWN ON THE PLANS.</p> <p>2. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.</p>					
SECTION 13000 - PLUMBING	<p>PLUMBING:</p> <p>1. THE CONTRACTOR SHALL INSTALL ALL PLUMBING SYSTEMS AS SHOWN ON THE PLANS.</p> <p>2. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.</p>					
SECTION 14000 - ROOFING	<p>ROOFING:</p> <p>1. THE CONTRACTOR SHALL INSTALL ALL ROOFING SYSTEMS AS SHOWN ON THE PLANS.</p> <p>2. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.</p>					
SECTION 15000 - EXTERIOR FINISHES	<p>EXTERIOR FINISHES:</p> <p>1. THE CONTRACTOR SHALL INSTALL ALL EXTERIOR FINISHES AS SHOWN ON THE PLANS.</p> <p>2. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.</p>					
SECTION 16000 - INTERIOR FINISHES	<p>INTERIOR FINISHES:</p> <p>1. THE CONTRACTOR SHALL INSTALL ALL INTERIOR FINISHES AS SHOWN ON THE PLANS.</p> <p>2. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.</p>					
SECTION 17000 - SPECIALTIES	<p>SPECIALTIES:</p> <p>1. THE CONTRACTOR SHALL INSTALL ALL SPECIALTIES AS SHOWN ON THE PLANS.</p> <p>2. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.</p>					
SECTION 18000 - SECURITY	<p>SECURITY:</p> <p>1. THE CONTRACTOR SHALL INSTALL ALL SECURITY SYSTEMS AS SHOWN ON THE PLANS.</p> <p>2. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.</p>					
SECTION 19000 - FURNITURE	<p>FURNITURE:</p> <p>1. THE CONTRACTOR SHALL INSTALL ALL FURNITURE AS SHOWN ON THE PLANS.</p> <p>2. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.</p>					
SECTION 20000 - EQUIPMENT	<p>EQUIPMENT:</p> <p>1. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AS SHOWN ON THE PLANS.</p> <p>2. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.</p>					
SECTION 21000 - UTILITIES	<p>UTILITIES:</p> <p>1. THE CONTRACTOR SHALL INSTALL ALL UTILITIES AS SHOWN ON THE PLANS.</p> <p>2. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.</p>					
SECTION 22000 - SITEWORK	<p>SITING:</p> <p>1. THE CONTRACTOR SHALL CONSTRUCT ALL SITING AS SHOWN ON THE PLANS.</p> <p>2. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.</p>					
SECTION 23000 - LANDSCAPE	<p>LANDSCAPE:</p> <p>1. THE CONTRACTOR SHALL CONSTRUCT ALL LANDSCAPE AS SHOWN ON THE PLANS.</p> <p>2. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.</p>					
SECTION 24000 - SIGNAGE	<p>SIGNAGE:</p> <p>1. THE CONTRACTOR SHALL CONSTRUCT ALL SIGNAGE AS SHOWN ON THE PLANS.</p> <p>2. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.</p>					
SECTION 25000 - SPECIALTIES	<p>SPECIALTIES:</p> <p>1. THE CONTRACTOR SHALL CONSTRUCT ALL SPECIALTIES AS SHOWN ON THE PLANS.</p> <p>2. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.</p>					



Project information table including LIVE OAK LANES, PROJECT # 170233, DATE 06/20/03, and NO. DESCRIPTION



Project description and planning information, including project name, location, and planning history.

City of San Jose Planning Commission meeting information, including date and location.

Planning Commission report text, detailing the project's compliance with city codes and regulations.

Additional project details and notes, including references to other documents and planning processes.

Section 1: Planning Commission Report, including project description and findings.

Section 2: Planning Commission Report, including project description and findings.

Section 3: Planning Commission Report, including project description and findings.

Section 4: Planning Commission Report, including project description and findings.

Section 5: Planning Commission Report, including project description and findings.

Section 6: Planning Commission Report, including project description and findings.

Section 7: Planning Commission Report, including project description and findings.

Section 8: Planning Commission Report, including project description and findings.

Table with 4 columns: Item, Description, Status, and Date. Contains project schedule and action items.

Section 9: Planning Commission Report, including project description and findings.

Section 10: Planning Commission Report, including project description and findings.

Section 11: Planning Commission Report, including project description and findings.

LIVE OAK LANES

20000 LIVE OAK LANES
 SHERIDAN, CA 94575
 PROJECT # 170233

NO. DESCRIPTION
 DATE
 06/20/16

G013
 EXTERIOR WALLS/EIFS



WEST ELEVATION 01
 1/8" = 1'-0"



NORTH ELEVATION 02
 1/8" = 1'-0"



EAST ELEVATION 03
 1/8" = 1'-0"



SOUTH ELEVATION 04
 1/8" = 1'-0"



LIVE OAK LANES

11000 17th St, Suite 1000
San Diego, CA 92128

PROJECT # 170233

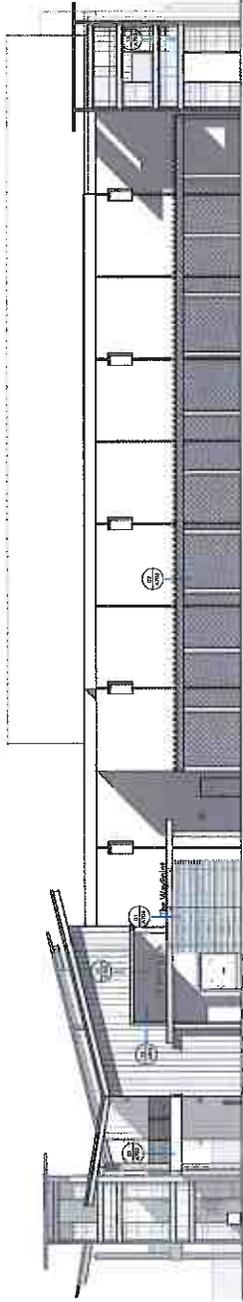
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DATE

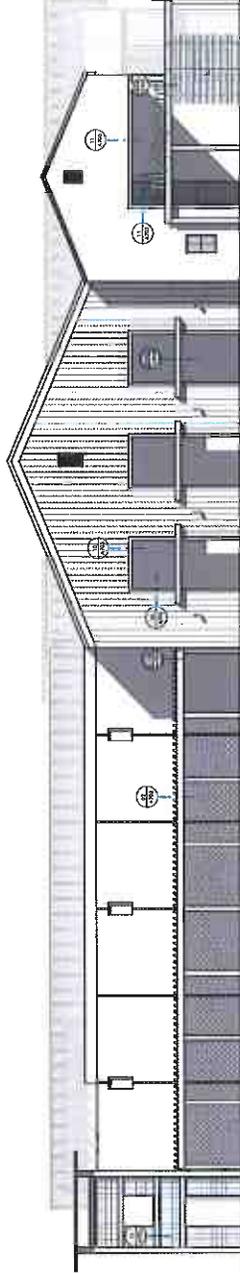
06/20/2016

G014
ELEVATIONS

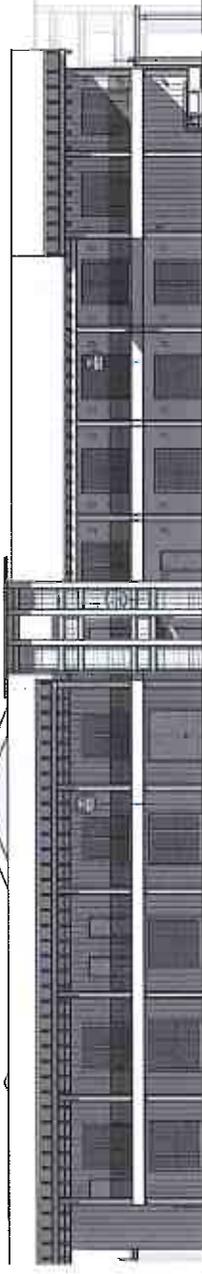
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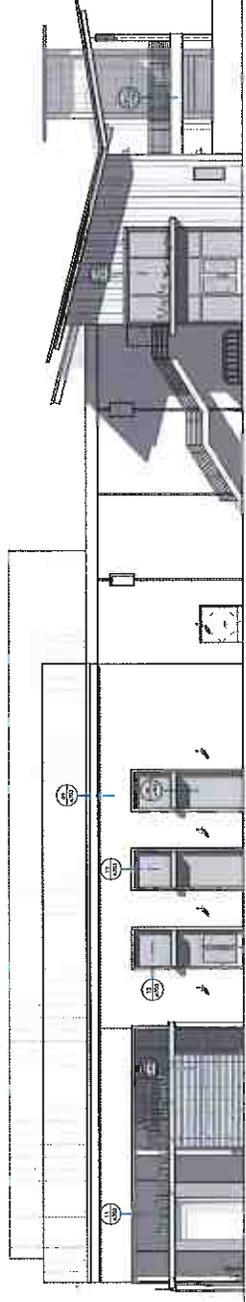
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1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"





1 N. State Street, Suite 102
San Francisco, CA 94103



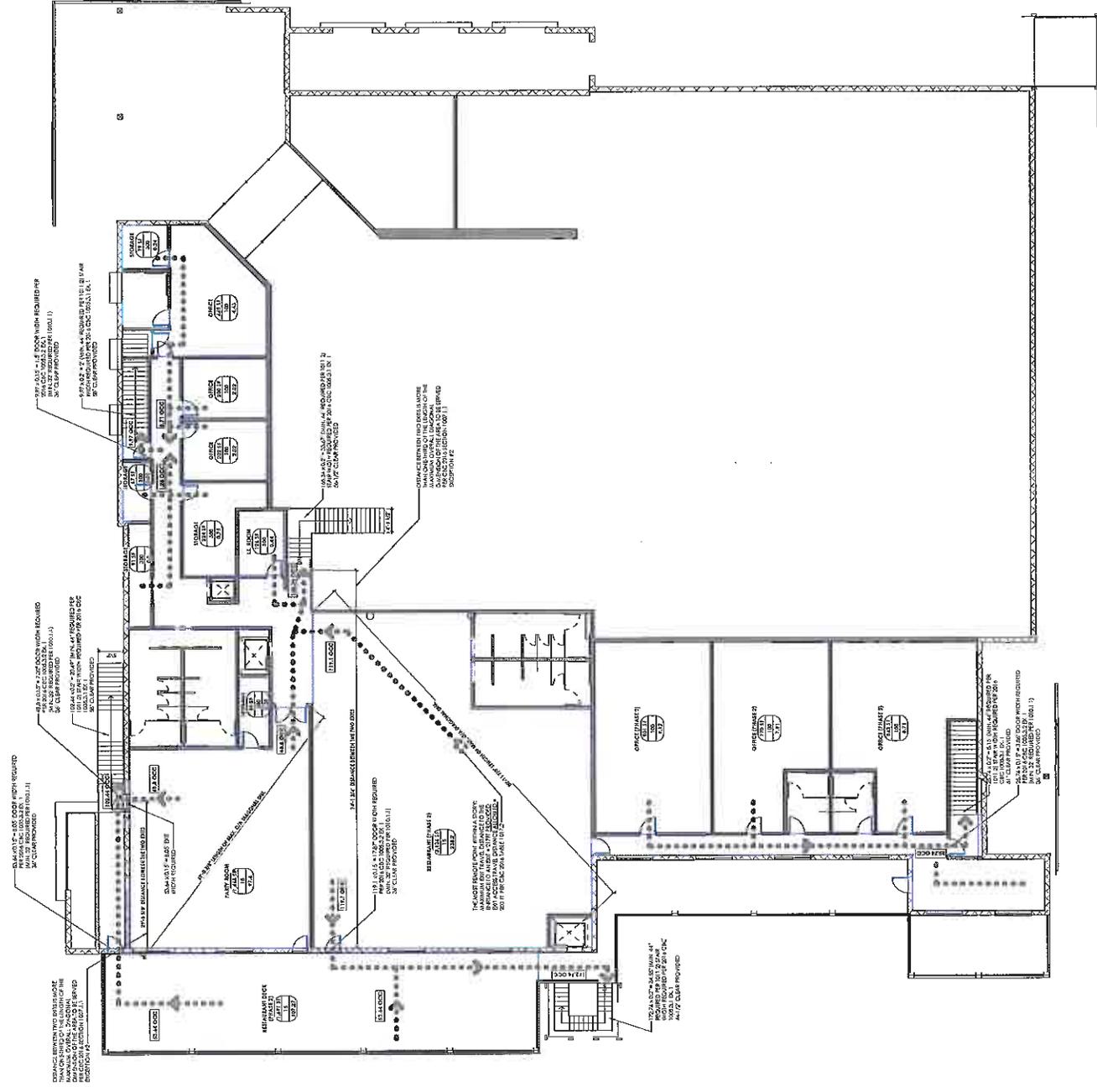
LIVE OAK LANES
2ND FLOOR PLAN
PROJECT # 170222

DATE: 08/20/2018
NO. DESCRIPTION

G102
Floor plan title

GENERAL ACCESSIBILITY NOTES

1. THE DESIGN SHALL BE SUBJECT TO THE DESIGN, THE TREATMENT AND FINISHES.
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3. THE DESIGN SHALL BE SUBJECT TO THE DESIGN, THE TREATMENT AND FINISHES.
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9. THE DESIGN SHALL BE SUBJECT TO THE DESIGN, THE TREATMENT AND FINISHES.
10. THE DESIGN SHALL BE SUBJECT TO THE DESIGN, THE TREATMENT AND FINISHES.
11. THE DESIGN SHALL BE SUBJECT TO THE DESIGN, THE TREATMENT AND FINISHES.
12. THE DESIGN SHALL BE SUBJECT TO THE DESIGN, THE TREATMENT AND FINISHES.
13. THE DESIGN SHALL BE SUBJECT TO THE DESIGN, THE TREATMENT AND FINISHES.
14. THE DESIGN SHALL BE SUBJECT TO THE DESIGN, THE TREATMENT AND FINISHES.
15. THE DESIGN SHALL BE SUBJECT TO THE DESIGN, THE TREATMENT AND FINISHES.
16. THE DESIGN SHALL BE SUBJECT TO THE DESIGN, THE TREATMENT AND FINISHES.
17. THE DESIGN SHALL BE SUBJECT TO THE DESIGN, THE TREATMENT AND FINISHES.
18. THE DESIGN SHALL BE SUBJECT TO THE DESIGN, THE TREATMENT AND FINISHES.





PROJECT INFORMATION PROJECT NO. 2024 DATE: _____	
CLIENT INFORMATION CLIENT NAME: _____ CLIENT ADDRESS: _____ CLIENT PHONE: _____ CLIENT FAX: _____ CLIENT EMAIL: _____	
PROJECT LOCATION PROJECT ADDRESS: _____ PROJECT CITY: _____ PROJECT STATE: _____ PROJECT ZIP: _____	
PROJECT DESCRIPTION PROJECT TYPE: _____ PROJECT AREA: _____ PROJECT PERMIT: _____	
PROJECT CONTACTS PROJECT MANAGER: _____ PROJECT ENGINEER: _____ PROJECT SURVEYOR: _____	

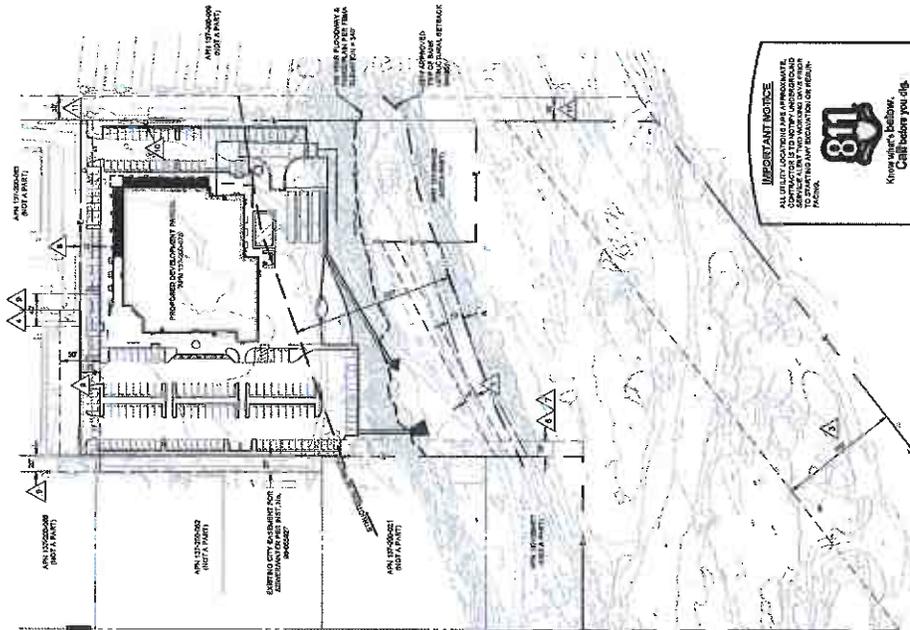
PROJECT NAME: SANDY CREEK
 CLIENT: SANDY CREEK DEVELOPMENT, INC.
 ADDRESS: 12345 SANDY CREEK DRIVE, SUITE 100, SAN JOSE, CA 95131
 PHONE: (408) 555-1234
 FAX: (408) 555-5678
 EMAIL: info@sandy-creek.com
 PROJECT NO.: 2024-001
 PROJECT DATE: SEPTEMBER 15, 2023

romatic
 Land Surveying, Inc.
 QUALITY SURVEYING. ACCURATE RESULTS.

I, _____, LICENSED PROFESSIONAL SURVEYOR, NO. _____, STATE OF CALIFORNIA, HEREBY CERTIFY THAT THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROFESSIONAL SURVEYING ACT.

TOPOGRAPHIC SURVEY
 PROJECT NO. 2024
 DATE: SEPTEMBER 15, 2023
 SHEET 4 OF 5

LIVE OAK LANES PRELIMINARY SITE IMPROVEMENT PLAN APN 137-200-078 SANTA BARBARA COUNTY, CALIFORNIA



IMPORTANT NOTICE

ALL UTILITY CONDITIONS ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH, AND SIZE OF ALL UTILITIES PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES TO REMAIN.

811
Know what's below.
Call before you dig.

ESTIMATED EARTHWORK QUANTITIES:

EXCAVATION: 1,234 CUBIC YARDS
EMBANKMENT: 567 CUBIC YARDS
NOTE: QUANTITIES ARE APPROXIMATE AND SUBJECT TO CHANGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES TO REMAIN.

SHEET INDEX:

1	000	CITY SITE PLAN
2	001	GENERAL NOTES
3	002	PROPOSED IMPROVEMENTS
4	003	PROPOSED DRAINAGE PLAN
5	004	PROPOSED UTILITY PLAN
6	005	CONSTRUCTION DETAILS

EXISTING EASEMENTS:

ALL EASEMENTS ARE SHOWN ON THE RECORD DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES TO REMAIN.

SYMBOL	DESCRIPTION
(Symbol)	ASBESTOS CEMENT PIPE
(Symbol)	IRON PIPE
(Symbol)	STEEL PIPE
(Symbol)	CONCRETE PIPE
(Symbol)	CLAY PIPE
(Symbol)	... (many more symbols and descriptions)

SYMBOL	DESCRIPTION
(Symbol)	CONCRETE
(Symbol)	ASBESTOS
(Symbol)	... (many more symbols and descriptions)

EXISTING EASEMENTS:

ALL EASEMENTS ARE SHOWN ON THE RECORD DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES TO REMAIN.

USE OF PLANS: THESE PLANS ARE FOR INFORMATION ONLY AND DO NOT CONSTITUTE A CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES TO REMAIN.

LOCAL BENCHMARK:

THE BENCHMARK IS LOCATED AT THE CORNER OF THE LOT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES TO REMAIN.

CONTRACTOR'S RESPONSIBILITIES:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES TO REMAIN.



NOT FOR CONSTRUCTION

LIVE OAK LANES
200 LIVE OAK LANE
SANTA BARBARA, CA 93101
PROJECT # 170233
DATE: 04/22/2018



11100 Live Oak Court, Suite 100, San Diego, CA 92121
 (619) 594-1100
 www.dhma.com



LIVE OAK LANES

11100 LIVE OAK COURT, SUITE 100
 SAN DIEGO, CA 92121

PROJECT # 170222

NO. DISCRETION

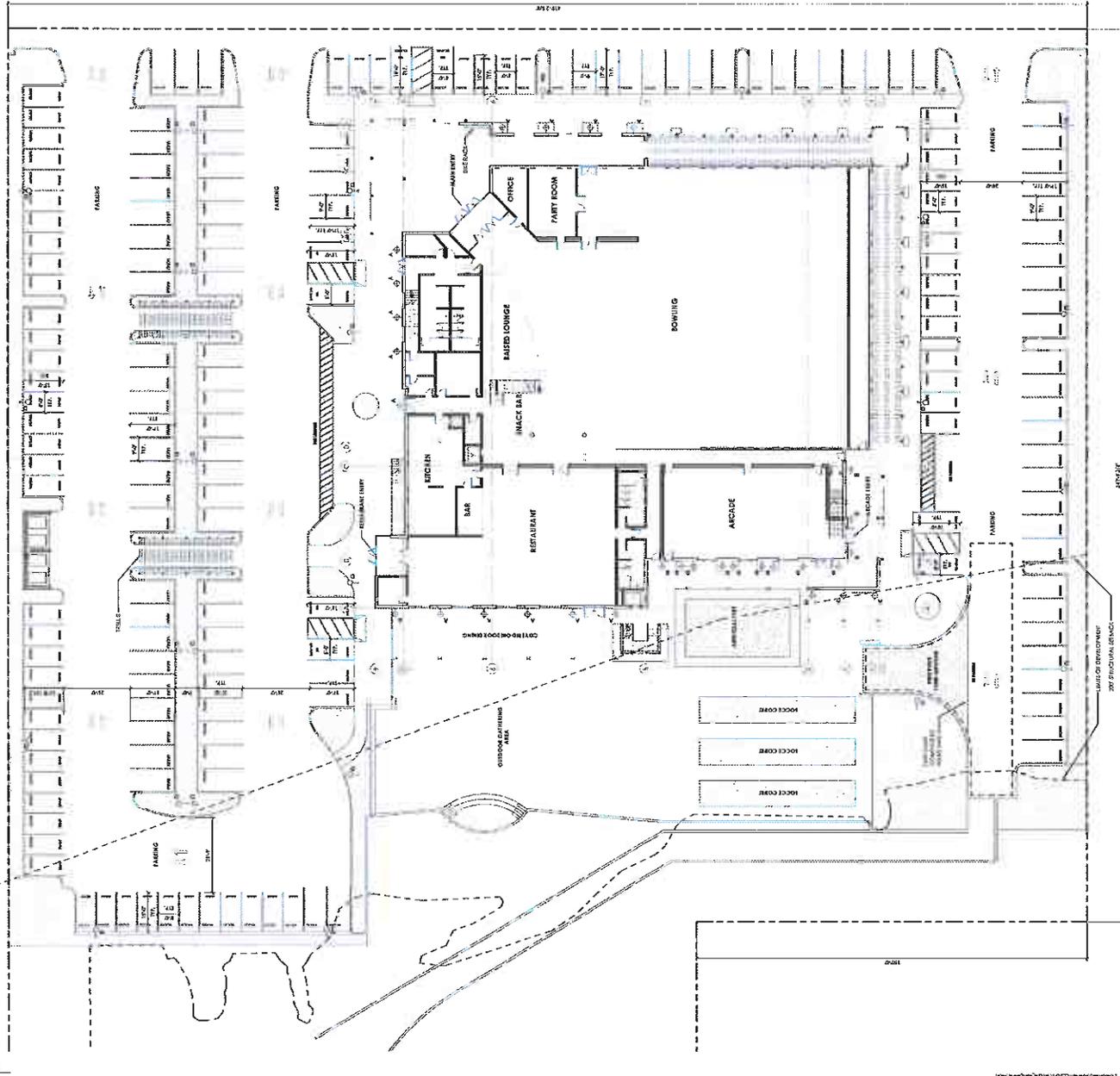
DATE 04/20/22

REVISIONS: 01 FOR

CONTRACTOR

AS101
 SHEET

REVISION	DATE	DESCRIPTION	BY	CHKD
1	04/20/22	ISSUE FOR PERMIT	DA	DA
2	04/20/22	ISSUE FOR PERMIT	DA	DA
3	04/20/22	ISSUE FOR PERMIT	DA	DA
4	04/20/22	ISSUE FOR PERMIT	DA	DA
5	04/20/22	ISSUE FOR PERMIT	DA	DA
6	04/20/22	ISSUE FOR PERMIT	DA	DA
7	04/20/22	ISSUE FOR PERMIT	DA	DA
8	04/20/22	ISSUE FOR PERMIT	DA	DA
9	04/20/22	ISSUE FOR PERMIT	DA	DA
10	04/20/22	ISSUE FOR PERMIT	DA	DA
11	04/20/22	ISSUE FOR PERMIT	DA	DA
12	04/20/22	ISSUE FOR PERMIT	DA	DA
13	04/20/22	ISSUE FOR PERMIT	DA	DA
14	04/20/22	ISSUE FOR PERMIT	DA	DA
15	04/20/22	ISSUE FOR PERMIT	DA	DA
16	04/20/22	ISSUE FOR PERMIT	DA	DA
17	04/20/22	ISSUE FOR PERMIT	DA	DA
18	04/20/22	ISSUE FOR PERMIT	DA	DA
19	04/20/22	ISSUE FOR PERMIT	DA	DA
20	04/20/22	ISSUE FOR PERMIT	DA	DA



Attachment 3



605 S. 2777
1st Fl. Office Center, Channing #102
Santa Barbara, CA 93108



LIVE OAK LANES
1000 LIVE OAK LANE
SANTA BARBARA, CA 93101

PROJECT #: 170228
NO. DESCRIPTION
DATE
SUBMITTER

E101
ELECTRICAL

CEILING'S

CEILING'S

CEILING'S

LIGHTING FIXTURE (E) 03

CEILING'S

CEILING'S

CEILING'S

LIGHTING FIXTURE (E) 04



LIGHTING FIXTURE (E) 05

S10

CEILING'S

CEILING'S

LIGHTING FIXTURE (E) 06

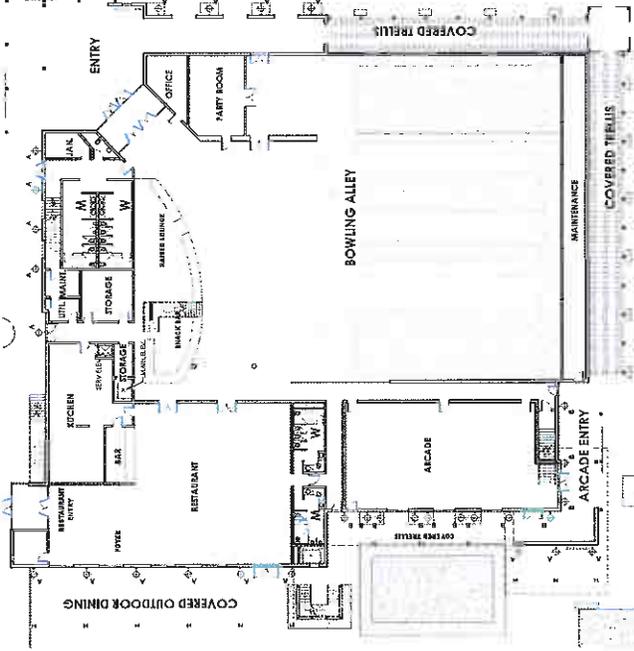
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CEILING'S

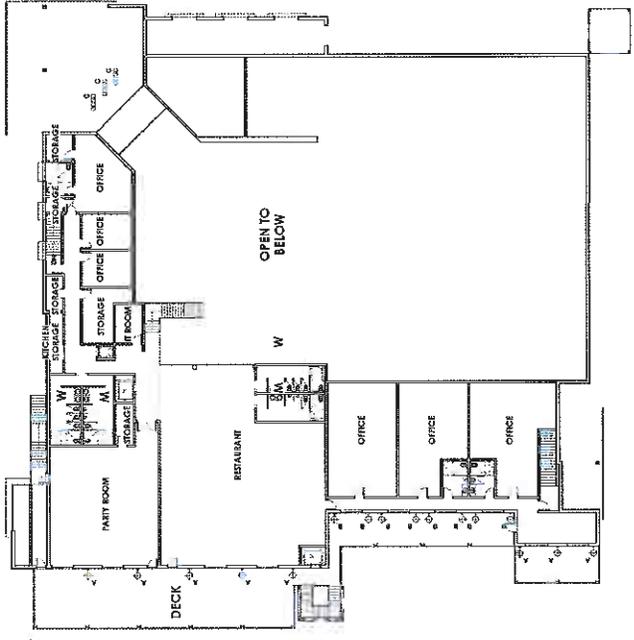
CEILING'S

SYMBOL	TYPE	UNIT	MANUFACTURER	MODEL	COMMENTS
○	RECESSED CAN LIGHT	100W	OSRAM	MR16	
○	RECESSED CAN LIGHT	150W	OSRAM	MR16	
○	RECESSED CAN LIGHT	200W	OSRAM	MR16	
○	RECESSED CAN LIGHT	250W	OSRAM	MR16	
○	RECESSED CAN LIGHT	300W	OSRAM	MR16	
○	RECESSED CAN LIGHT	350W	OSRAM	MR16	
○	RECESSED CAN LIGHT	400W	OSRAM	MR16	
○	RECESSED CAN LIGHT	450W	OSRAM	MR16	
○	RECESSED CAN LIGHT	500W	OSRAM	MR16	
○	RECESSED CAN LIGHT	550W	OSRAM	MR16	
○	RECESSED CAN LIGHT	600W	OSRAM	MR16	
○	RECESSED CAN LIGHT	650W	OSRAM	MR16	
○	RECESSED CAN LIGHT	700W	OSRAM	MR16	
○	RECESSED CAN LIGHT	750W	OSRAM	MR16	
○	RECESSED CAN LIGHT	800W	OSRAM	MR16	
○	RECESSED CAN LIGHT	850W	OSRAM	MR16	
○	RECESSED CAN LIGHT	900W	OSRAM	MR16	
○	RECESSED CAN LIGHT	950W	OSRAM	MR16	
○	RECESSED CAN LIGHT	1000W	OSRAM	MR16	

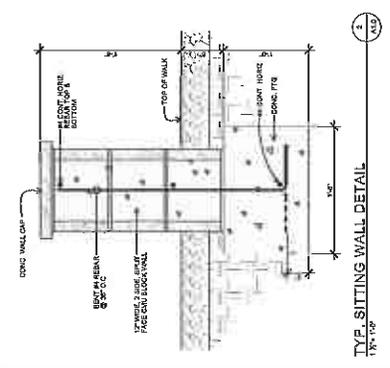
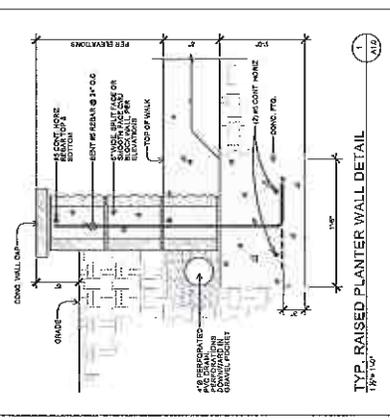
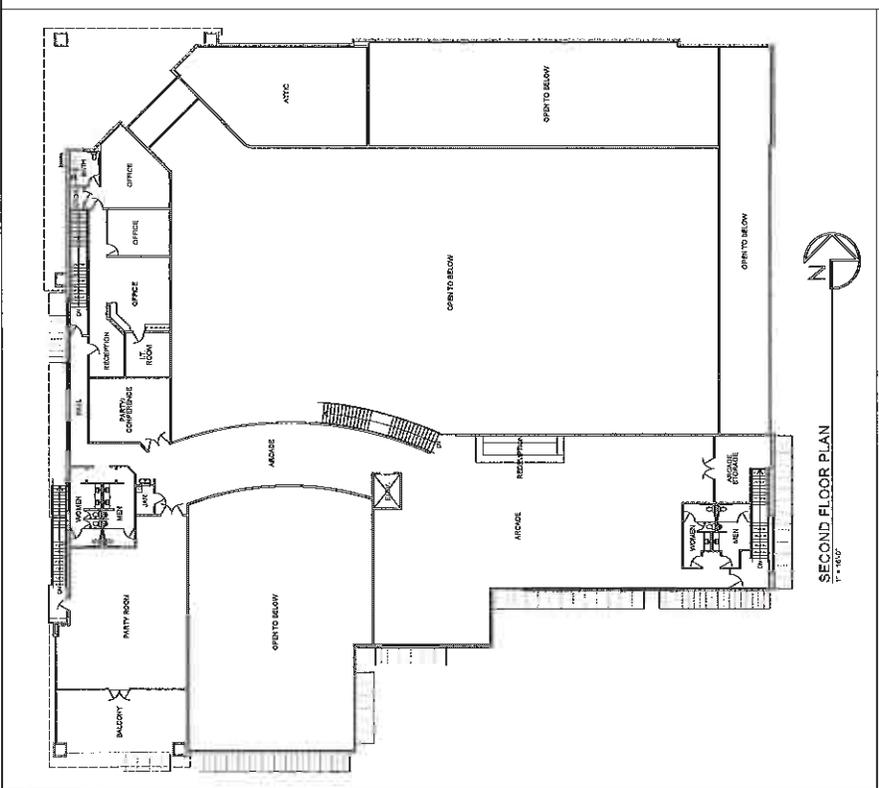
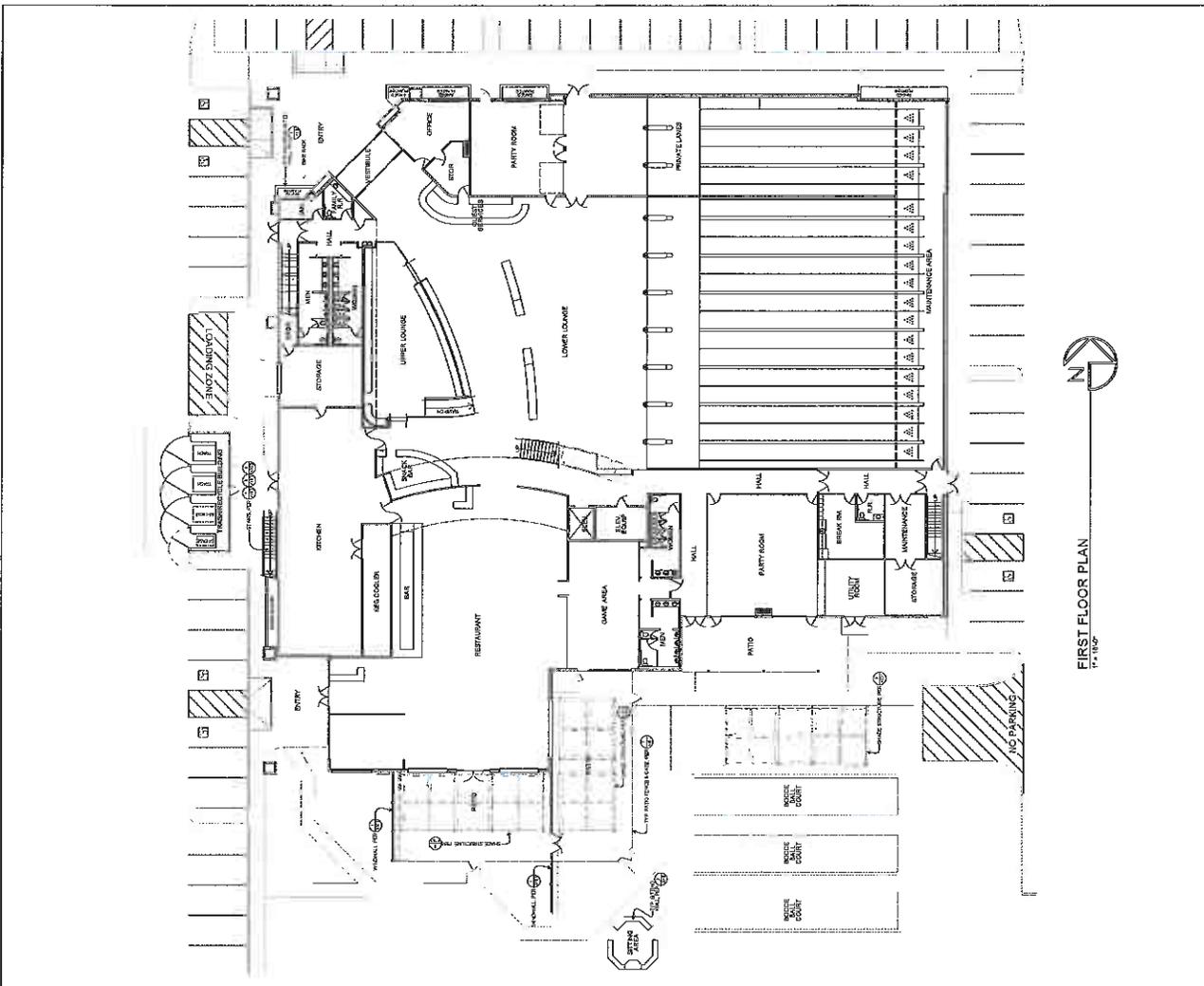
- ELECTRICAL SYMBOLS**
- CEILING MOUNTED WATER-PROOF LIGHT
 - CHANDELIER
 - RECESSED CAN LIGHT
 - WALL MOUNTED SCENIC LIGHT
 - WALL SWITCH
 - DIMMER SWITCH
 - VACUUM SWITCH
 - DUPLEX OUTLET
 - GFI DUPLEX OUTLET
 - A-FLEX OUTLET
 - HALF-HOT SWITCHED OUTLET
 - 200 VOLT DUPLEX OUTLET
 - SMOKE DETECTOR / CO
 - RECEPTACLE
 - CEILING FAN

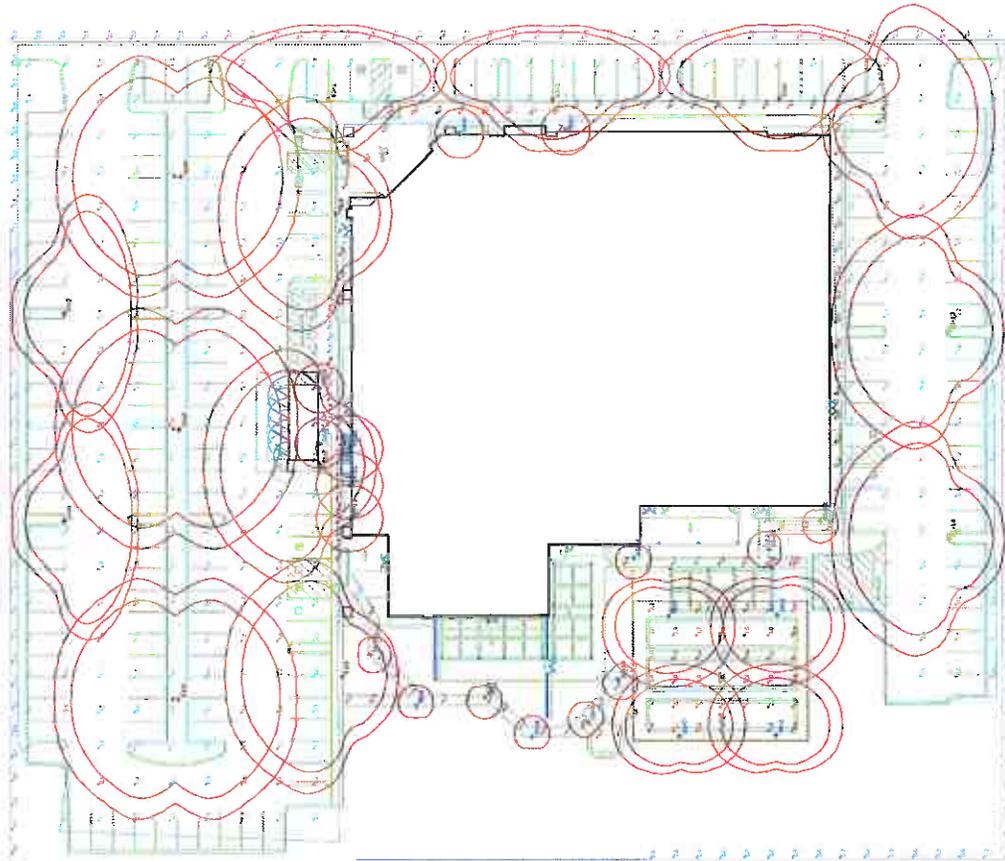


FIRST FLOOR ELECTRICAL PLAN (E) 01



SECOND FLOOR ELECTRICAL PLAN (E) 02





00 Footcandles beyond this point

NOTE:
ADDITIONAL EXTERIOR LIGHTING FIXTURE NOT SHOWN ON THIS PLAN BUT
THE LIGHTING LEVELS AT THE PROPERTY BOUNDARY, THESE ADDITIONAL
FIXTURES INCLUDE:
SM - UNDER AWNING STRIP LIGHTS
SL - SIGN LIGHTS ON ARMS
RM - RECESSED ENTRY CANOPY / BALCONY LIGHTS
SL - SIGN LIGHTS ON ARMS

Area	Area (sq ft)	Footcandle (fc)							
1	100	10	10	10	10	10	10	10	10
2	200	20	20	20	20	20	20	20	20
3	300	30	30	30	30	30	30	30	30
4	400	40	40	40	40	40	40	40	40
5	500	50	50	50	50	50	50	50	50
6	600	60	60	60	60	60	60	60	60
7	700	70	70	70	70	70	70	70	70
8	800	80	80	80	80	80	80	80	80
9	900	90	90	90	90	90	90	90	90
10	1000	100	100	100	100	100	100	100	100

Area	Area (sq ft)	Footcandle (fc)							
1	100	10	10	10	10	10	10	10	10
2	200	20	20	20	20	20	20	20	20
3	300	30	30	30	30	30	30	30	30
4	400	40	40	40	40	40	40	40	40
5	500	50	50	50	50	50	50	50	50
6	600	60	60	60	60	60	60	60	60
7	700	70	70	70	70	70	70	70	70
8	800	80	80	80	80	80	80	80	80
9	900	90	90	90	90	90	90	90	90
10	1000	100	100	100	100	100	100	100	100

Area	Area (sq ft)	Footcandle (fc)							
1	100	10	10	10	10	10	10	10	10
2	200	20	20	20	20	20	20	20	20
3	300	30	30	30	30	30	30	30	30
4	400	40	40	40	40	40	40	40	40
5	500	50	50	50	50	50	50	50	50
6	600	60	60	60	60	60	60	60	60
7	700	70	70	70	70	70	70	70	70
8	800	80	80	80	80	80	80	80	80
9	900	90	90	90	90	90	90	90	90
10	1000	100	100	100	100	100	100	100	100

E



Calvin Wall

TSMS

TSMS (Traffic Signal Mounting System) is a luminaire designed for use in traffic signal applications. It features a robust, weather-resistant housing and a clear lens to protect the internal lighting components. The luminaire is designed to be mounted on a standard traffic signal mast arm.

CE IP23

Calvin Wall

TSMS

TSMS (Traffic Signal Mounting System) is a luminaire designed for use in traffic signal applications. It features a robust, weather-resistant housing and a clear lens to protect the internal lighting components. The luminaire is designed to be mounted on a standard traffic signal mast arm.

Photometric diagram showing the beam spread and distribution of the Calvin Wall luminaire. The diagram illustrates the light distribution pattern, including the beam angle and the resulting illuminance levels.

Photometric diagram showing the beam spread and distribution of the Calvin Wall luminaire. The diagram illustrates the light distribution pattern, including the beam angle and the resulting illuminance levels.

cyclone

012171

The cyclone luminaire is a modern, cylindrical outdoor lighting fixture. It features a sleek, minimalist design with a clear lens and a weather-resistant housing. The luminaire is suitable for use in residential and commercial settings.

cyclone

012171

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cyclone

012171

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Photometric diagram showing the beam spread and distribution of the cyclone luminaire. The diagram illustrates the light distribution pattern, including the beam angle and the resulting illuminance levels.

Lighting Solutions

LD16

The LD16 luminaire is a modern, cylindrical outdoor lighting fixture. It features a sleek, minimalist design with a clear lens and a weather-resistant housing. The luminaire is suitable for use in residential and commercial settings.

Lighting Solutions

LD16

The LD16 luminaire is a modern, cylindrical outdoor lighting fixture. It features a sleek, minimalist design with a clear lens and a weather-resistant housing. The luminaire is suitable for use in residential and commercial settings.

Photometric diagram showing the beam spread and distribution of the LD16 luminaire. The diagram illustrates the light distribution pattern, including the beam angle and the resulting illuminance levels.

Lighting Solutions

LD16

The LD16 luminaire is a modern, cylindrical outdoor lighting fixture. It features a sleek, minimalist design with a clear lens and a weather-resistant housing. The luminaire is suitable for use in residential and commercial settings.

Photometric diagram showing the beam spread and distribution of the LD16 luminaire. The diagram illustrates the light distribution pattern, including the beam angle and the resulting illuminance levels.

PLANT LEGEND

SITE TREES

SYMBOL	NAME
(1)	CERCIS OCCIDENTALIS WINTER RED BIRD
(2)	QUERCUS AGROPIA
(3)	ULMUS PARVIFOLIUS DRYAS CHINESE BLM
(4)	FRAXINUS CALIFORNIANA WONNUS
(5)	L'ONCOTHAMNUS FLORENS CAROLINA LAUREL
(6)	CAPSIDA IRONWOOD

STREET TREES

SYMBOL	NAME
(7)	FRAXINUS ANGUSTIFOLIA RAYWOOD
(8)	RAYWOOD ASH

SHRUBS

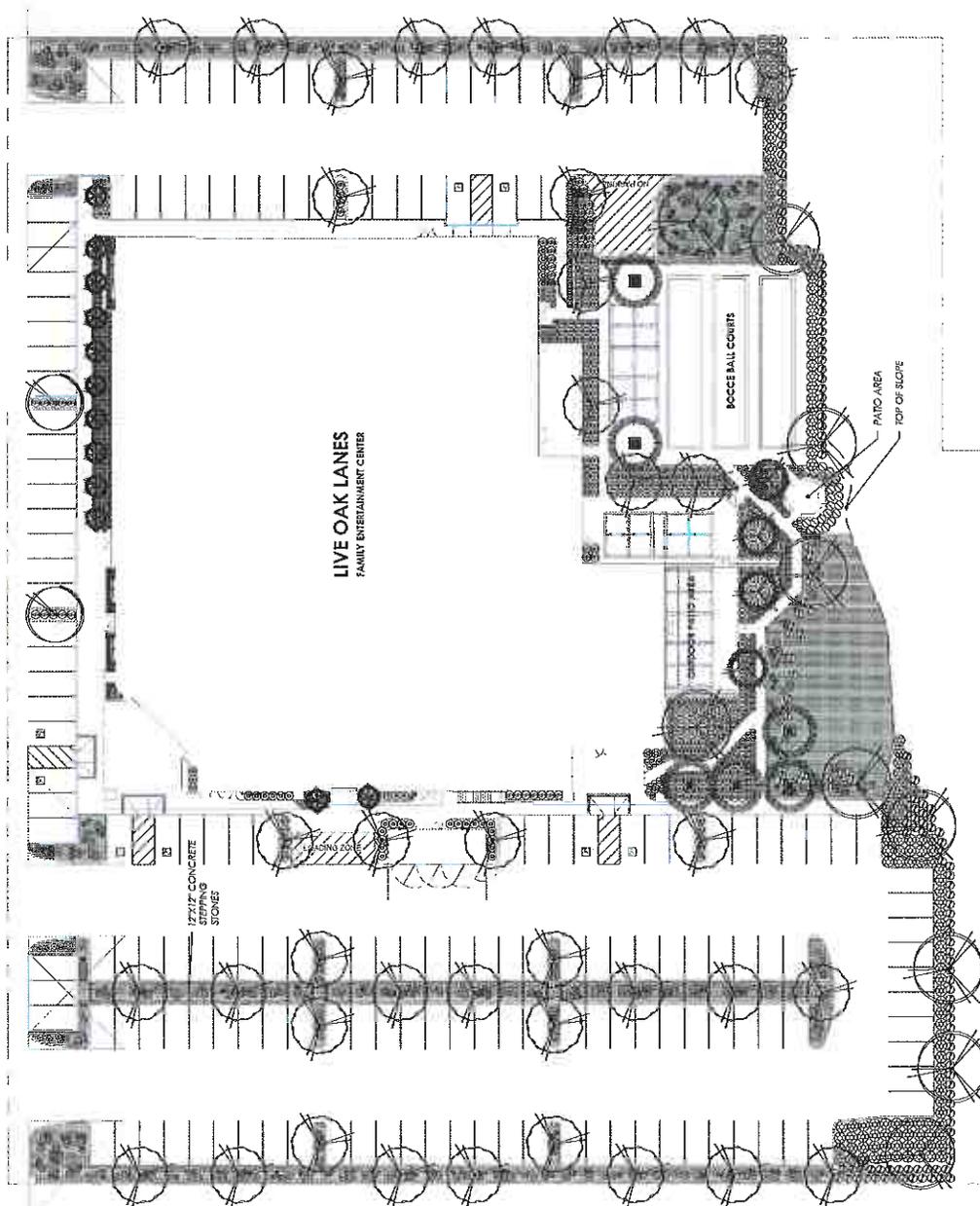
SYMBOL	NAME
(9)	AUCUBA RED WAX LEAF
(10)	LAGERHEDDIA RED LANGRASS PAV
(11)	CALAMAGOSTIS V. KARL FORSTER
(12)	KARL FORSTER FEATHER REED GRASS
(13)	CHONDOPTALUM TECTORIUM
(14)	CRANOTRIS ANCHOR BAY
(15)	ANCHOR BAY CEANOBIUS
(16)	JUNIPERUS GRAY BUSH
(17)	LOMANTRA LONGICHA BREEZE
(18)	BREEZE DWARF MAT BUSH
(19)	MULLENBERGIA ROSNAS
(20)	DIER GRASS
(21)	CESTRUM SPECIOSA
(22)	AMERICAN EVENING PRIMROSE
(23)	FRIBURDIUM AUREUM
(24)	PHACELIA HARLETTA MINOR
(25)	DWARF LEDDA TRAVIATHORN
(26)	WESTINARIA FRUITCOCA WUAND
(27)	LOW COAST ROSEMARY

GROUNDCOVERS

SYMBOL	NAME
(28)	COBBLES
(29)	DECOMPOSED GRANITE
(30)	MYRTORUM PARVIFOLIUM PUTAH CREEK
(31)	TRAILING MYRTORUM
(32)	S&S SEED MAX
(33)	SEE HYDRO SEED NOTES

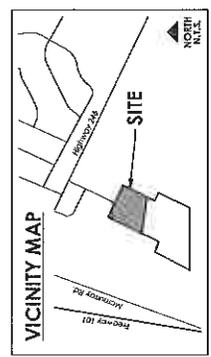
VINES

SYMBOL	NAME
(34)	GREVIA OCCIDENTALIS
(35)	LAVENDER STAR FLOWER
(36)	FICUS PAMPA
(37)	CREEPING FIG



CONCEPTUAL LANDSCAPE PLAN - 01

- GENERAL NOTES**
1. MINIMUM PLANT SIZE: STREET TREES (20' TALL); SITE TREES (10' TALL); SHRUBS (1' GALL); GROUNDCOVER (2" TALL); SPRAY HEADS, SWART, CONTROLLER AND AUTOMATIC PAIR SWITCOP. LOW PRECIPITATION RATE HEADS TO BE USED TO MINIMIZE RUNOFF.
 2. POINT OF CONNECTION FOR WATER SUPPLY, SHALL BE A NEW LANDSCAPE METER.
 3. ALL PLANT MATERIAL SHALL CONFORM TO THE COUNTY OF SANTA BARBARA OR STATE OF CALIFORNIA MODEL WATER CONSERVATION ORDINANCE.
 4. ALL PLANNING AND IRRIGATION SHALL BE INSTALLED PER THE COUNTY OF SANTA BARBARA STANDARDS AND CODES.
 5. ALL AREAS BEYOND THE AREA OF WORK SHALL BE UNDISTURBED BY CONSTRUCTION SHALL BE RETURNED TO ORIGINAL CONDITION.
 6. DRAWINGS ARE FOR DESIGN AND REVIEW PURPOSES ONLY AND SHALL NOT BE USED AS CONSTRUCTION DOCUMENTS.
 7. TREES PLANTED IN AN AREA LESS THAN 1' WIDE SHALL BE INSTALLED WITH A ROOT BARRIER TO PROTECT AGAINST HARDSCAPE DAMAGE.
 8. STREET TREES ARE TO BE SELECTED FROM THE COUNTY OF SANTA BARBARA-APPROVED LIST.



PLEINAIRE
DESIGN GROUP
3081 Miramonte Drive, Suite 101 // Santa Monica, CA 90405
310.319.8885 // www.pleinaire.com

LIVE OAK LANES
290 E. HIGHWAY 246 // BUELTON, CALIFORNIA 95342

SHEET TITLE
CONCEPTUAL LANDSCAPE PLAN - 01

OWNER

DATE
2016.05.28

SHEET NO.
CLP-01

PLANNING COMMISSION RESOLUTION NO. 17-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUELLTON, CALIFORNIA, APPROVING A FINAL DEVELOPMENT PLAN (16-FDP-03), CONDITIONAL USE PERMIT (16-CUP-01) AND SIGN ORDINANCE EXEMPTION (16-EXP-01) FOR THE LIVE OAK LANES PROJECT LOCATED AT 290 EAST HIGHWAY 246, ASSESSOR'S PARCEL NUMBER 137-200-078 AND MAKING FINDINGS IN SUPPORT THEREOF

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

SECTION 1: Pursuant to the Zoning Ordinance of the City of Buellton, an application has been filed by Carol Leshner-Peterson, applicant, and Sid Goldstien, agent, hereinafter referred to as "Applicant", requesting approval to develop the Live Oaks Lane Project, a family entertainment center (Live Oak Lanes) on a 10.26-acre site located at 290 East Highway 246 (APN 137-200-078). The northern approximately three-quarters of the site has a General Plan designation of General Commercial (zoned CR – General Commercial), while approximately the southern quarter of the site is designated Open Space, Parks and Recreation (zoned OS – Open Space).

SECTION 2: The proposed Project consists of:

- A. Final Development Plan (16-FDP-03):** The FDP accommodates a two-story, 45,633 square foot Family Entertainment Center (34,439 square foot ground floor), and parking and landscaping in support of those facilities. The project components are described more fully below.

Family Entertainment Center (Live Oak Lanes)

The two-story, 45,633 square foot (34,439 square foot ground floor) Family Entertainment Center and associated improvements will be built on an approximately 3.05-acre portion of the site, and will include the following functions:

- A 18-lane bowling alley , including 4 lanes separate from the main bowling alley to allow for private parties
- Restaurant/Bar
- Party and meeting rooms
- Game area on first floor, arcade on second floor
- Office space, with additional offices provided on the second floor mezzanine
- Restrooms and associated uses
- Outdoor uses, including; three outdoor bocce ball courts, an outdoor patio for dining and lounging and a 750 square foot second floor balcony
- Hours of operation for the entertainment center will be approximately 9 AM to 12 AM, Sunday through Thursday, and 9 AM to 1 AM on Friday and Saturday. The family entertainment center is allowed to be open 24 hours one week night per week; The day of the week which is to be chosen by the

applicant. It is estimated that 15 full time, and 30 part time employees will be needed.

B. Conditional Use Permit (16-CUP-01): The CUP is required for “sports facilities and outdoor public assembly” uses. Both the proposed bocce ball courts, outdoor patio and second floor balcony are considered “sports facilities and outdoor public assembly”, triggering this requirement.

C. Sign Ordinance Exemption (16-EXP-01): A Sign Ordinance Exemption is required for the off-premise private directory monument sign.

SECTION 3: All proceedings having been duly taken as required by law, and upon review of the information provided in the staff report, consideration of the testimony given at the public hearing, as well as other pertinent information, the Planning Commission finds the following:

A. Record. Prior to rendering a decision on the Project, the Planning Commission considered the following:

1. All public testimony, both written and oral, received in conjunction with that certain public hearing conducted by the Planning Commission on April 6, 2017 (“PC Public Hearing”).
2. All oral, written and visual materials presented in conjunction with that certain PC Public Hearing.
3. The following informational documents, which by reference, are incorporated herein:
 - a. The project file for 16-FDP-03, 16-CUP-01, 16-EXP-01, and the set of project plans dated October 11, 2016 (Civil Plans) and February 15, 2017 (Architectural Plans).
 - b. The staff report dated April 6, 2017.
 - c. The Initial Study and Mitigated Negative Declaration for the project (16-MND-02), dated March 2017.

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

1. A notice of PC Public Hearing was published in a newspaper of general circulation on March 23, 2017 (the “PC Public Notice”), a minimum of 10 days in advance of the PC Public Hearing conducted on April 6, 2017.

2. The PC Public Notice was mailed to the Applicant, affected public agencies, persons owning property within 300 feet of the Project site and others known to be interested in the matter on March 23, 2017, a minimum of 10 days in advance of the PC Public Hearing.
3. The PC Public Notice was posted in two public locations on March 23, 2017, a minimum of 10 days in advance of the PC Public Hearing.

C. Environmental Review. Pursuant to the California Environmental Quality Act (CEQA), the Initial Study/Mitigated Negative Declaration was circulated for public and agency review and comment on March 6, 2017 through, and including, April 4, 2017. Copies of the Initial Study/Mitigated Negative Declaration were made available to the public at the Planning Department on March 6, 2017, and the Initial Study/Mitigated Negative Declaration was distributed to interested parties and agencies. On March 2, 2017, a Notice of Availability of the Initial Study/Mitigated Negative Declaration, including the time and place of the Planning Commission meeting to review the Application and Initial Study/Mitigated Negative Declaration was published in the local newspaper and posted in two public locations. Findings for the CEQA document are included in Planning Commission Resolution 17-01. Planning Commission Resolution 17-01 was adopted prior to the consideration of Planning Commission Resolution 17-02.

D. Consistency Declarations. Based on (i) the evidence presented in the project file (incorporated herein by reference), (ii) consultations with affected City Departments, and (iii) testimony and comments received in connection with the PC Public Hearing, the Planning Commission does hereby declare as follows:

1. **Final Development Plan.**

a. **Findings:**

- i. That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the density and intensity of development proposed because the project site is appropriately designated for such uses under the City's General Plan, zoning is consistent, and the proposed site improvements and conditions of approval allow for adequate circulation around and through the site as determined by the City Engineer and Traffic Study dated February 9, 2017.
- ii. No adverse impacts have been identified with this project through the incorporation of the mitigation measures from the Mitigated Negative Declaration that have been made conditions of approval.

- iii. That streets are adequate and properly designed pursuant to the requirements of the City Engineer and the Traffic Study. The Fire Department has approved the circulation system from a Fire Department perspective.
- iv. That there are adequate public services, including but not limited to fire protection, water supply, sewage disposal, and police protection to serve the Project. The Public Works Department is able to provide water and sewerage service to the Project. The Fire Department has provided conditions of approval to address their concerns. The Sheriff's Department has no concerns with the Project.
- v. That the Project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will be compatible with the surrounding area. The Project site is zoned for commercial uses, and surrounding land uses are also commercial. The proposed Project is expected to be compatible with the surrounding area.
- vi. That the project is in conformance with the applicable provisions of Title 19 of the Municipal Code and the General Plan. With imposition of the conditions of approval, the project complies with both the General Plan and Title 19 (Zoning).
- vii. That the project will not conflict with any easements required for public access through, or use of, a portion of the property as none exist on this property.
- viii. That the proposed development is in conformance with the Contemporary Ranch architectural style as described in the Community Design Guidelines as reviewed by the City's contract architect.

2. **Conditional Use Permit.**

a. **Findings:**

- i. That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the type of use and level of proposed development, and that the conditions as included would ensure the project's

consistency with the intent of the City's zoning, while protecting the health, safety and welfare of those using the facility as well as City residents in general. With the incorporation of the wind walls into the project design, no additional conditions are required for the Conditional Use Permit.

- ii. That significant environmental impacts are mitigated to the maximum extent feasible. With the incorporation of the wind walls into the project design, no additional conditions are required for the Conditional Use Permit.
- iii. That streets and highways are adequate and properly designed.
- iv. That there are adequate public services, including, but not limited to, fire protection, water supply, sewage disposal, and police protection to serve the project. The Public Works Department is able to provide water and sewerage service to the Project. The Fire Department has provided conditions of approval to address their concerns. The Sheriff's Department has no concerns with the Project.
- v. That the project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will be compatible with the surrounding area. With the incorporation of the wind walls in to the project design, no additional conditions are required for the Conditional Use Permit.
- vi. That the project is in conformance with the applicable provisions of Title 19 of the Municipal Code and the General Plan. With imposition of the conditions of approval, the project complies with both the General Plan and Title 19 (Zoning).
- vii. That the proposed development is in conformance with the Contemporary Ranch architectural style as described in the Community Design Guidelines as reviewed by the City's contract architect.

3. **Sign Standard Exemption.**

a. **Findings:**

- i. The existing standards do not allow for effective business identification due to a special (physical) circumstance applicable to the site as the site is located on an interior lot approximately 600 feet from Highway 246, and partially blocked by other commercial buildings. The monument sign will provide directional assistance to drivers along Highway 246, the primary access point.
- ii. All other alternatives within the established sign standards have been examined, and the results would still not provide effective business identification as the project site has limited visibility from Highway 246, the main access point to the project, and
- iii. The resulting sign proposal is visually compatible with the existing site and surroundings, and meets the intents and purposes of this chapter. There is an additional existing monument sign located immediately adjacent to the proposed monument sign and the materials used are compatible. Additionally, the monument sign meets the maximum height standards of the Buellton Municipal Code.

4. **Height Limit Modification.**

a. **Findings:**

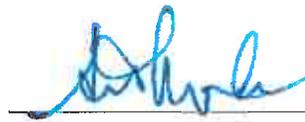
- i. The increased height will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding areas. The predominant building height of the main building is 35 feet with some architectural features, particularly on the northwest corner of the building, extending to a maximum of 38 feet 5 inches. The roof peaks serve to add architectural character and diversity consistent with the Contemporary Ranch style called for by the Community Design Guidelines.
- ii. The increased height would not be incompatible with the surrounding area because: the proposed building is located in an interior lot, approximately 600 feet from Highway 246 and the existing buildings to the north in the commercial center will partially block the bowling alley building to the south. Additionally, height limit modifications have been approved in the Village Specific

Plan neighborhood further north, allowing building heights greater than 35 feet.

- iii. The increased height conforms with other applicable provisions of Title 19 (Zoning), with the general plan and with the Community Design Guidelines.

SECTION 4: Based on the findings set forth in Sections 2 and 3, and subject to the conditions attached hereto, the Planning Commission hereby approves the Final Development Plan (16-FDP-03), Conditional Use Permit (16-CUP-01), and Sign Ordinance Exemption (16-EXP-01).

PASSED, APPROVED and ADOPTED this 6th day of April 2017.



Art Mercado
Chair

ATTEST:



Clare Barcelona
Planning Commission Secretary

CONDITIONS OF APPROVAL

LIVE OAK LANES PROJECT
FINAL DEVELOPMENT PLAN 16-FDP-03
CONDITIONAL USE PERMIT 16-CUP-01
SIGN ORDINANCE EXEMPTION 16-EXP-01

A. GENERAL PROVISIONS

1. **Project Description.** The approval granted herein is based upon and limited to compliance with the Project Description and conditions of approval set forth below. **The Project Description is as follows:** This Project is a request by Carol Peterson (the "Applicant") for a **Final Development Plan (16-FDP-03), Conditional Use Permit (16-CUP-01), and Sign Ordinance Exemption (16-EXP-01)** for a two story, 45,633 square foot Family Entertainment Center (34,439 square foot ground floor), and parking and landscaping in support of those facilities ("The Project"). The 10.26-acre property is located at 290 Industrial Way, and includes one parcel (Assessor's Parcel Number 137-200-078) ("The Property"). An approximately 3.05-acre portion of the site will be developed into the Family Entertainment Center and required parking and landscaping. A Conditional Use Permit (16-CUP-01) is required for the outdoor public assembly areas, including the outdoor seating area and three bocce ball courts to the south of the family entertainment center building. A Sign Ordinance Exemption (16-EXP-01) is required for the off-site directory monument sign. The property is currently vacant with one small residential unit that is proposed to be removed as part of the project. The project plans that are included in this approval are dated October 11, 2016 (Civil Plans) and February 15, 2017 (Architectural, Landscaping, Lighting and Sign Plans).

The proposed project consists of the following uses:

- A 18-lane bowling alley (Live Oak Lanes), including 4 lanes separate from the main bowling alley to allow for private parties
- Restaurant/Bar
- Party and meeting rooms
- Game area on first floor, arcade on second floor
- Office space, with additional offices provided on the second floor mezzanine
- Restrooms and associated uses
- Outdoor uses, including; three outdoor bocce ball courts, an outdoor patio for dining and lounging and a 750 square foot second floor balcony

Any deviations from the Project Description, exhibits or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require formal modification of the approval and/or further environmental

review. Deviations without the above-described authorization will constitute a violation of this approval.

2. **Additional Permits Required.** Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the Applicant shall: (i) obtain a Zoning Clearance (hereinafter defined below); and (ii) obtain all other permits and approvals that may be required by operation of the Buellton Municipal Code (e.g., grading permit, building permit, encroachment permit, etc.). Before any Zoning Clearance will be issued by the City, the Applicant must obtain written clearance from all departments having jurisdiction; such clearance shall indicate that the Applicant has satisfied all pre-construction conditions of approval. To the extent any condition or provision of the approval set forth herein is incompatible with or at variance with any other permit for the Project, the most restrictive condition and provision shall prevail.
3. **Print & Illustrate Conditions on Plans.** All conditions of approval shall be printed in their entirety on applicable pages of final development, grading and construction plans submitted to the City.
4. **Terminology.** Except where otherwise noted, the terms appearing throughout the conditions of approval set forth herein shall have the meanings as defined below. Capitalization is used to identify defined terms and shall have the meanings as set forth below unless the context in which they are used clearly requires otherwise.
 - a. **“Applicant”** means Carol Lesher-Peterson, and includes all agents, subdividers, developers, contractors, workers and personnel employed on the Project, as well as all successors and assigns of interest.
 - b. **“Building Department”** means the Building and Safety Division of the County (and all successors and assigns thereof), on behalf and under contract to the City to perform building plan check and inspection services.
 - c. **“City”** means the City of Buellton and includes the City Manager, City Engineer, Planning Director and all other duly appointed officials having responsibility for land use matters, as well as their respective assignees (e.g., Department staff members). Unless otherwise indicated, the Planning Department shall be the primary point of contact for the City.
 - d. **“County”** means the County of Santa Barbara.
 - e. **“Environmental Monitor”** means person or personnel of the City assigned to monitor field mitigation in order to ensure compliance with the Mitigation Measures. The City has discretion to determine the qualifications of the Environmental Monitor, the number of monitors

needed and the disciplines of the monitors, their duties and the arrangements for compensation

- f. **“Final Building Inspection Clearance”** means acknowledgement by the Building Department that construction of the Project has been completed in full compliance with plans and specifications approved by the City and the Building Department. Such acknowledgement is typically evidenced by signature of appropriate staff on the building permit inspection form.
- g. **“Fire Department”** means the Fire Department of the County (and all successors and assigns thereof), furnishing fire prevention and protection services to the City by operation of special district.
- h. **“Mitigation Measures”** means conditions and measures required to mitigate environmental effects of the Project as identified in General Plan Update EIR in connection with the Project under the provisions of the California Environmental Quality Act of 1970, as applicable.
- i. **“Entitlement”** means the type of land use permit required by the Buellton Municipal Code in connection with the Project for which approval is granted herein.
- j. **“Project”** means and includes all of the actions described in the Project description above.
- k. **“Project Inspection”** means a field inspection and documentation review performed by the Planning Director at the time of Final Building Inspection Clearance to verify that the Project has been completed in full compliance with the terms and conditions of approval. The Project Inspection shall be performed upon completion of construction and the Project must be fully compliant with all terms and conditions of approval prior to and as a condition precedent to obtaining Final Building Inspection Clearance.
- l. **“Project Manager”** means person or personnel of the City assigned to oversee and administer the Permit including, but not limited to, compliance with the Mitigation Measures set forth herein.
- m. **“Property”** means the land and improvements identified in the Project Description.
- n. **“Property Owner”** means Carol Leshner-Peterson, and includes all persons and entities possessing fee title (in full or in part) to the site of the Project, and all successors and assigns of such persons and entities.

and expenses directly and necessarily incurred by the City in the course of the defense.

7. **Legal Challenge.** In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the Applicant in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action.
8. **Approval Limitations.** This approval is issued pursuant to the provisions of Title 19 of the Buellton Municipal Code and is subject to the foregoing conditions and limitations. Failure to comply with said conditions of approval may subject the Applicant to remedies and penalties specified in the Buellton Municipal Code.
9. **Compliance Costs.** All projects are subject to Project Inspection that is funded under existing permit fees. This condition shall serve as implementation of the Mitigation Monitoring and Reporting Program for the Mitigation Measures as well as the general conditions of approval set forth herein. The Applicant agrees to participate in this permit compliance program and to fund all reasonable expenses incurred by the City and/or City contractors for permit condition implementation, reasonable studies, and emergency response directly and necessarily related to monitoring and enforcement of these permit conditions and applicable City ordinances. Any staff time spent in excess of the Applicant's current deposit will be billed to the Applicant and the Applicant shall reimburse City within 30 days of invoicing by City.
10. **Enforcement Costs.** In the event the City determines that it is necessary to take legal action to enforce any of the conditions of approval herein, and such legal action is taken, the Applicant shall be required to pay any and all costs of such legal action, including reasonable attorney's fees, incurred by the City, even if the matter is not prosecuted to a final judgment or is amicably resolved, unless the City should otherwise agree with the Applicant to waive said fees or any part thereof.
11. **Failure to Comply.** In the event that the Applicant fails to comply with any order of the City issued hereunder or any injunction of the Superior Court, it shall be liable in accordance with the provision of Section 1.32 of the Buellton Municipal Code.
12. **Access to Records and Facilities.** As to any condition that requires for its effective enforcement the inspection of records or facilities by City or its agents, the Applicant shall make such records available or provide access to such facilities upon reasonable notice from City
13. **Payment of Fees.** All applicable fees associated with development of the Project shall be paid by the Applicant at the time such fees become payable as provided by Buellton Municipal Code or otherwise stipulated in this approval (whichever date is

sooner), and the amount payable shall be based on the those fee schedules adopted by the City and then in effect at the time such fees become payable.

14. **Acceptance of Conditions.** The Applicant shall acknowledge and agree to all conditions of this approval within 60 days of the notice of final action, evidenced by the Applicant's signature on the space provided at the end of this document. The Applicant shall record this document on title to the subject Property prior to or concurrently with the filing of a Zoning Clearance. The Applicant, and all successors or assignees, are responsible for complying with all conditions of approval. Any zoning violations concerning the installation, operation, and/or abandonment of the Project are the responsibility of the Applicant, and all successors or assignees.

B. ENVIRONMENTAL MITIGATION MEASURES

Biological Resources

15. **BIO-1(a): Special Status Plant Species Surveys.** Prior to the start of on-site construction activities and when special status plants are in a phenological stage conducive to positive identification (i.e., usually during the blooming period for the species), the applicant shall ensure an approved biologist will conduct surveys for special status plant species throughout suitable habitat within the project site. **Monitoring:** The applicant shall provide documentation to the City of Buellton Planning Department that a survey was conducted by a qualified biologist and the results of that survey prior to Grading and/or Building Permits.

BIO-1(b): Special Status Plant Species Avoidance. If special status plant species are discovered within the study area, the applicant shall ensure an approved biologist will flag and fence these locations before construction activities start to avoid impacts. **Monitoring:** The applicant shall provide plans to the City of Buellton Planning Department, certified by a qualified biologist showing the location of the special status plant species and the proposed flags and fencing prior to Grading and/or Building Permits.

BIO-1(c): Restoration Plan. If avoidance is not feasible; the applicant shall ensure all impacts be mitigated at a minimum ratio of 2:1 (number of acres/individuals restored to number of acres/individuals impacted) for each special status plant species that is impacted as a component of habitat restoration. The applicant shall prepare and submit a restoration plan to the City of Buellton for approval. The restoration plan shall include, at a minimum, the following components:

- Description of the project/impact site (i.e., location, responsible parties, areas to be impacted by habitat type);
- Goal(s) of the compensatory mitigation project [type(s) and area(s) of habitat to be established, restored, enhanced, and/or preserved; specific functions and

values of habitat type(s) to be established, restored, enhanced, and/or preserved];

- Description of the proposed compensatory mitigation site (location and size, ownership status, existing functions and values);
- Implementation plan for the compensatory mitigation site (rationale for expecting implementation success, responsible parties, schedule, site preparation, planting plan [including species to be used, container sizes, seeding rates, etc.]);
- Maintenance activities during the monitoring period, including weed removal and irrigation as appropriate (activities, responsible parties, schedule);
- Monitoring plan for the compensatory mitigation site, including no less than quarterly monitoring for the first year, along with performance standards, target functions and values, target acreages to be established, restored, enhanced, and/or preserved, and annual monitoring reports to be submitted to the City for a maximum of five years;
- Success criteria based on the goals and measurable objectives; said criteria to be, at a minimum, at least 80 percent survival of container plants and 30 percent relative cover by vegetation type;
- An adaptive management program and remedial measures to address any shortcomings in meeting success criteria;
- Notification of completion of compensatory mitigation and agency confirmation; and
- Contingency measures (initiating procedures, alternative locations for contingency compensatory mitigation, funding mechanism).

Monitoring: If required, the applicant shall submit the plan to the City of Buellton Planning Department prior to issuing Grading and/or Building Permits. Quarterly and annual reports shall also be submitted to the City of Buellton Planning Department.

16. **BIO-2: Pre-construction Survey.** A pre-construction survey for California red-legged frog shall be conducted of the project site within the 100-year floodplain by a qualified biologist within 30 days of the start of construction of the granite trail and overflow outlet. A report documenting results of the survey shall be provided to the City of Buellton prior to the issuance of any grading and/or building permits. In the event any life stage of any sensitive species is encountered, measures in BIO-4 below shall be implemented. **Monitoring:** The applicant shall provide results of the survey to the City of Buellton Planning Department. The survey shall be conducted by a qualified biologist. The Planning Department will verify compliance prior to issuing grading and/or building permits.
17. **BIO-3: Construction Practices to Minimize Effects.** The following measures shall be implemented during construction to minimize the potential for inadvertent or indirect effects on sensitive species:

- If construction occurs between November 1 and April 30, the qualified biologist should conduct a pre-activity clearance sweep prior to start of project activities within 48 hours after any rain events of 0.1 inch or greater.
- If trenches are not closed nightly, then adequate means of escape shall be provided (i.e. earthen ramps not more than 2:1 slope, wooden boards, etc.). Trenches shall be inspected daily for wildlife and shall be inspected immediately prior to backfilling.
- Before any activities begin within the 100-year floodplain, an approved biologist shall conduct a training session for all construction personnel. At a minimum, the training shall include a description of the CRLF and its habitat. Brochures, books, and briefings may be used in the training session, provided that a qualified person is on hand to answer any questions.

Monitoring: The City of Buellton Planning Department will verify compliance with this mitigation measure. If necessary, City Staff will monitor activities between the applicant/owner, City, CDFW and/or USFWS, as appropriate.

18. **BIO-4: Procedures for Sensitive Species, if Encountered.** In the event the pre-construction survey identifies the presence of California Red-legged frog, the applicant shall stop work and comply with all relevant requirements of the federal Endangered Species Act prior to re-initiating activities. **Monitoring:** The Planning Department will verify compliance prior to issuing grading permit. A qualified biologist shall verify that all requirements of the Federal Endangered Species Act have been satisfied prior to re-initiating activities.
19. **BIO-5: Native/Breeding Native Bird Protection.** To avoid impacts to nesting birds, including birds protected under the Migratory Bird Treaty Act and CFGC, all initial ground disturbing activities, including tree and structure removal, should be limited to the time period between August 16 and January 31 (i.e., outside the nesting season) if feasible. If initial site disturbance, grading, and vegetation removal cannot be conducted during this time period, a pre-construction survey for active nests within the project site shall be conducted by a qualified biologist at the site no more than two weeks prior to any construction activities. If an active bird nest is located, the nest site shall be fenced at a distance commensurate with the particular species and in consultation with CDFW until juveniles have fledged and when there is no evidence of a second attempt at nesting. Limits of construction to avoid a nest shall be established in the field with flagging and stakes or construction fencing. Construction personnel shall be instructed on the sensitivity of the area. The project proponent shall record the results of the recommended protective measures described above to document compliance with applicable state and federal laws pertaining to protection of native birds. **Monitoring:** The Planning Department will verify compliance prior to issuing grading and/or building permit. The qualified biologist shall provide documentation that a pre-construction survey was conducted within the time frame prior to any

construction activities. In the event that a nest is located, the qualified biologist shall certify that appropriate mitigation is conducted and provide documentation to the Planning Department.

20. **BIO-6: Native Tree Removal.** Protected trees shall not be removed without prior authorized consent from the planning director. Prior to the removal of any protected tree, the applicant shall submit an application, on a form authorized by the city, along with the applicable fee, to the planning department of the city for determination by the planning director. Replacement standards shall include the following:

- All oak trees of sizes defined as protected in the Native Tree Ordinance shall be replaced at a ratio of three oak trees planted for every oak tree removed.
- Prior to removal of any protected trees, a tree replanting schedule, site plan, and long term maintenance plan shall be submitted and approved.
- Replacement oak trees that are planted must come from nursery stock grown from locally-sourced acorns, or use acorns gathered locally, preferably from the same watershed in which they are planted.
- Replacement oak trees shall be established in a location suitable for their growth and survival as determined by an arborist, no closer than twenty (20) feet from each other or from existing oak trees and no farther than one hundred sixty-five (165) to one hundred eighty (180) feet from each other or existing oak trees unless otherwise approved by the arborist.
- The replacement trees shall be nurtured for five years, the last two without supplemental watering. At the end of the five years, all replacement trees must be alive, in good health as determined by the arborist, and capable of surviving without nurturing and protection
- Each replacement tree must be protected against damage from ground disturbance, soil compaction, or over-irrigation within the dripline. It must be fenced to protect it from browsing by animals both below and above ground until it has reached a minimum of eight feet in height.

Monitoring: The Planning Department will verify compliance with this condition prior to issuing Zoning Clearance.

21. **BIO-7: Native Tree Protection.** Existing protected trees on and adjacent to the project site shall be avoided through setbacks and installation of protective fencing to the extent feasible during demolition and construction. All fencing must be installed prior to the beginning of construction activities. **Monitoring:** The Planning Department will verify compliance prior to issuing grading permit. Grading Plans shall show the location of any required protective fencing.

Cultural Resources

22. **CR-1: Halt Work Order for Archaeological Resources.** If cultural resources are exposed during construction of a Project, all earth disturbing work within the vicinity of the find must be temporarily suspended until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. A representative should monitor any mitigation excavation associated with the Native American materials. **Monitoring.** Upon notification by project developer of discovery of a potential find, Planning Department will verify that archaeologists and native American representatives have been contacted to evaluate the materials found and, if necessary to monitor any consequent mitigation activities.

Greenhouse Gas Emissions

23. **GHG-1: GHG Reduction Plan.** The project shall reduce operational GHG emissions through implementation of one or more of the following measures:
- A. Prior to permit issuance, develop a project GHG Reduction Plan that reduces annual GHG emissions from the project by a minimum of 411 MT CO₂e per year over the operational life of the project. The plan will be implemented on site by the project applicant and may include, but is not be limited to, the following components:
1. Charging stations for alternative fuel vehicles
 2. Energy and water efficient equipment, appliances, heating and cooling
 3. Energy efficient lighting
 4. Green building and roofs
 5. Water conservation and recycling
 6. Renewable energy production
 7. Trip reduction (e.g., employee ridesharing, vanpool/shuttle)
 8. Carbon sequestration
 9. Recycling and composting of solid waste
- and/or
- B. If GHG emissions cannot be fully reduced by a minimum of 411 MT CO₂e per year over the operational life of the project through compliance with a project GHG Reduction Plan, purchase carbon offsets to reduce GHG emissions below threshold levels.

Monitoring: The Planning Department will verify compliance prior to issuing Zoning Clearance. Applicable elements of the project GHG Reduction Plan shall be reflected on project site plans prior to issuing Zoning Clearance. If GHG emissions cannot be reduced through

compliance with such a plan, purchased carbon offsets shall be approved by Planning Department staff prior to issuing Zoning Clearance. Condition compliance shall monitor and verify implementation of measures included in the GHG Reduction Plan to ensure implementation of mitigation measures included in the plan.

Transportation/Traffic

24. **T-1. Traffic Impact Fee.** Payment of the Buellton Traffic Impact Fee shall be paid prior to issuance of the occupancy permit. Said fee shall be in the rate that is in effect at the time building permits are issued. **Monitoring:** Planning Department will verify payment of the fee prior to issuing occupancy permits.

Hazards and Hazardous Materials

25. **HAZ-1. Phase I Environmental Site Assessment.** Prior to issuance of building permits, a Phase I Environmental Site Assessment shall be conducted by a qualified professional to determine the potential for onsite soil contamination, and the recommendations of that report (if any) shall be followed. **Monitoring:** The Planning Department will verify that the Phase I ESA has been completed, and that its recommendations are followed prior to issuance of building permits.

C. ENGINEERING CONDITIONS

PRIOR TO GRADING PERMIT ISSUANCE:

26. **Improvement Plans.** Applicant shall cause to be prepared by a Civil Engineer, registered in the State of California, grading and utilities improvement plans, including, but not limited to, street, water, sewer, and storm drain improvements. An engineering cost estimate shall be submitted with the grading and improvement plans along with any calculations, signed/stamped certifications and plan check processing fees.
27. **Improvement Plan Requirements.** Plans shall be drawn by a California Registered Civil Engineer. Drawings shall be prepared on 24-inch by 36-inch mylar (4 mil) showing all proposed improvements including, but not limited to, curbs, gutters, sidewalks, paving, driveway cuts, storm drains, street lights, utilities, and street trees. Final plans shall be wet-stamped by the Civil and Soils Engineer and subsequently signed by the City Engineer prior to permitting.
28. **Soils Report.** At the time that Improvement Plans and/or Grading and Drainage Plans are submitted for review and approval by the City Engineer, two copies of a Soils Report, prepared by a California Registered Geologist or Soils Engineer, shall be submitted. The Report shall address soils engineering and compaction requirements, R-values, and other soils and geology related issues (including

liquefaction) and shall contain recommendations as to foundation design, and paving sections, where applicable for the project.

29. **Grading Oversight by Geotechnical Engineer.** A geotechnical engineer or geologist licensed in the State of California shall provide guidance during grading operations and shall certify constructed pads and ensure all mitigation measures are properly implemented. Certifications and final reports shall be submitted to the City Engineer for approval.
30. **Erosion Control Plan.** Erosion Control Plans shall be completed and submitted to the City Engineer for review and approval. Appropriate BMP measures shall be undertaken at *all* times. This shall be in compliance with the Regional Water Quality Control Board requirements. NOI shall be filed. A SWPPP shall be developed for the project site by a certified QSD, draft copy shall be submitted for review prior to issuance of the grading permit. SWPPP shall be on-site at all times. Implementation shall be performed by a QSP.
31. **Hydrology Report.** At the time that Improvement and/or Grading and Drainage Plans are submitted for review and approval by the City Engineer, a complete hydrology/hydraulic report shall be submitted by the applicant's engineer determining the adequacy of the proposed drainage system and the adequacy of the existing downstream system. A rain fall frequency of twenty-five (25) years shall be used for sizing piping and inlet structures. If no overland escape is available, 100-year flows shall be used as the basis of design. Santa Barbara County Engineering Design Standards shall be used. The report shall include a flood study that reviews pre-development and post-development flood conditions, recommendations to be implemented that minimize or resolve flood issues outside of the development property that results from the proposed development. These recommendations shall be incorporated in the project improvement plans. Plans shall clearly delineate floodway and floodplain limits. Any work within floodplain areas shall be reviewed and analyzed in the Hydraulic and Hydrology study to ensure there is no adverse effects of flooding to any properties.
32. **Stormwater.** Development shall be undertaken in accordance with conditions and requirements of the State of California Regional Water Quality Control Board. Project Grading and Storm Drain Improvement Plans shall identify and incorporate Best Management Practices (BMPs) appropriate to the uses conducted on-site and during construction to effectively mitigate storm water pollution during construction as well as post-construction.

Stormwater management shall be incorporated in the improvement plans (low impact development). This project is subject to Post Construction Requirements as outlined in the City's Stormwater Technical Guide for a Tier 4 project. A Stormwater Control Plan that analyzes the potential flows, run-off and drainage management area's and proposed lid improvements to address run-off and water quality, including a maintenance/water quality control plan, shall be submitted. This document shall include an owner's statement that maintenance of facilities

will occur regularly (at least twice annually) and will be ongoing. The plan shall include an annual maintenance report which must be signed/certified by the QSD/QSP, property owner and contractor and submitted to the Public Works Department.

33. **Fire Department Review.** Applicant shall submit improvement plans for concurrent review with the Santa Barbara County Fire Department and shall provide documentation of submittal along with grading and utility improvement plans to the City Engineer. A copy of the Fire Department approval shall be submitted prior to issuance of grading permit.
34. **Mylars.** Upon approval of the final plans, the applicant shall furnish original stamped mylars to the City Engineer for signature and reproduction for permitting purposes. A final Engineer's estimate shall be prepared (updated from the original submittal and shall utilize prevailing wage rates) and permit/inspection fees paid.
35. **Sureties.** A faithful performance and labor/material bond for the grading and utilities (each to be equal to 100% of the final City Engineer's estimate of costs, which shall include a 20% contingency), or equivalent form of guarantee, shall be posted by the applicant. The bonds shall remain in effect until the completion of the project and a certificate of occupancy has been issued, at which time, 10% of the bond shall be retained for a warranty period of 1 year after the City has approved a Notice of Completion and after receipt/approval of the As-built Record Drawings.
36. **FOG Program.** All restaurant activities shall comply with City's FOG Program and shall identify grease interceptors in grading improvement plans.
37. **Stormwater Outfall Maintenance.** Project includes a stormwater outfall, pre-treated through the bioretention facility. This outfall shall be maintained by the property owner at all times. Should any erosion of access roads, slope, etc, the property owner shall make appropriate repairs and re-establish the integrity of those facilities.

PRIOR TO BUILDING PERMIT ISSUANCE:

38. **Grading Permit.** The applicant shall obtain a grading permit from the City Engineer prior to obtaining a building permit.
39. **Rough Grading.** Rough grading certification by the geotechnical engineer shall be approved by the City Engineer prior to obtaining a building permit.
40. **Industrial Waste Discharge Permit.** The applicant shall obtain an industrial waste discharge permit, as applicable, from the City Public Works Department prior to obtaining a building permit.

PRIOR TO OCCUPANCY CLEARANCE:

41. **Completion of Improvements.** The applicant shall complete all required improvements to the satisfaction of the City Engineer.
42. **Water and Sewer Fees.** The applicant shall pay water and sewer utilities fees from the Public Works Department prior to occupancy. In addition, all pretreatment and FOG compliance requirements must be in place prior to payment of water/sewer fees and occupancy.
43. **Traffic Impact Fees.** The applicant shall pay all Traffic Mitigation Fees prior to occupancy.
44. **Dedication of Public Easements.** Any public easements requiring dedication shall be approved and accepted by the City prior to occupancy.
45. **Payment of Fees.** All fees and any unpaid balances from plan check or inspection and permits, shall be paid in full.

GENERAL CONDITIONS:

46. **Public Improvement Standards.** Unless superseded by Caltrans all public improvements shall be designed and constructed in conformance with The City of Buellton Standards, and when applicable, the Santa Barbara County Standards.
47. **Utility Easements.** Existing and proposed easements for all utilities shall be located and described on the engineering plans.
48. **Utility Locations.** All utilities shall be shown on the plans. Proposed water and sewer lines shall be highlighted. Lines on-site shall be maintained as private. Should any utilities be determined to be public, appropriate easements shall be granted to the City.
49. **River Trail.** Pursuant to the City's Bicycle and Pedestrian Master Plan, a multi-use trail shall be incorporated on-site for a "River trail". A public trails easement (of a minimum 20' width) shall be dedicated to the City prior to occupancy. Trails shall be developed consistent with adjacent properties and trail needs. Once developed, the developed trail system shall be maintained by the property owner as part of the regular site maintenance requirements. Property owner shall support the River Trail development process and be an active advocating partner.
50. **On-Site Trail Connection.** The 6 foot wide decomposed granite trail connection that connects the project site and amenities to the north to the future multi-use river trail to the south shall be installed prior to occupancy. The on-site connection shall be consistent with the final approved easement location.
51. **As-Built Record Drawings.** Prior to the release of any bonds, the applicant shall furnish the mylar or a reproducible copy of the improvement plans to the City Engineer, modified to reflect field changes made during construction and stamped

“As-Built Record Drawings”. A PDF of the final As-Built Record Drawings shall be submitted to the City.

D. PLANNING CONDITIONS

52. **Zoning Clearance.** As a condition precedent to obtaining building permits, and prior to improving any portion of the Property or commencing any work pertaining to the Project approved herein, the Applicant shall obtain Zoning Clearance from the Planning Director. Zoning Clearance shall only be granted upon satisfying all conditions precedent to construction as stated in these conditions of approval.
53. **Performance Standards.** The design, operation, and use of the Project and Property shall comply with all outdoor storage, trash collection design, performance standards, landscaping requirements, and lighting provisions of the Buellton Municipal Code. All exterior lighting shall be located and designed so as to avoid creating substantial off-site glare, light spillover onto adjacent properties, or upward illumination into the sky. In addition, the Property shall be maintained in strict compliance with the following additional standards:
- a. Use Limitations. No building or other improvement upon the Property shall be constructed, maintained, or used for any purpose other than that which is allowed by the Buellton Municipal Code or otherwise stipulated in the conditions of approval herein. Furthermore, the Property shall be maintained in strict compliance with the following additional standards:
- (1) Unobstructed Access. All driveways and areas designated for off-street parking shall remain accessible at all times. Except as allowed by revocable license approved by the City, parking shall not be allowed on driveways at anytime.
 - (2) Vehicle Repair. No disassembly, repair or any other work shall be performed on any vehicle, machine, motor, appliance or other similar device shall be allowed on any portion of the Property except or unless such work and device is wholly removed from public view.
 - (3) Exterior Storage. No storage of any goods, materials or equipment shall be permitted on the Property except within the confines of fully enclosed buildings.
- b. Prohibited Activities. No person owning, leasing, occupying or having charge or possession of the Property, or any portion thereof, shall maintain or use the premises in such a manner that any of the following conditions are found to exist:

- (1) Fire and Explosion Hazards. Storage and transportation of flammable or explosive materials, as defined by the County of Santa Barbara Fire Department, which are provided without adequate safety devices against the hazard of fire and explosion and adequate firefighting and fire-suppression equipment and devices, standard in the industry.
- (2) Fissionable, Radioactivity or Electrical Disturbance. Storage or use of fissionable or radioactive material, if their use or storage results at any time in the release or emission of any fissionable or radioactive material into the atmosphere, the ground, or sewage systems, or any activities which emit electrical disturbances, affecting the operation at any point of any equipment other than that of the creator of such disturbance.
- (3) Glare, Humidity, Heat and Cold. Direct or sky-reflected glare, whether from floodlights or from high temperature processes, or humidity, heat or cold that is produced and is perceptible without instruments by the average person at the Property line.
- (4) Liquid and Solid Wastes. Discharge at any point into any public sewer, private sewage disposal system, or stream, or into the ground, of any material of such nature or temperature as can contaminate any water supply, interfere with bacterial processes in sewage treatment, or otherwise cause the emission of dangerous or offensive elements, except in accordance with standards approved by the California Department of Public Health or such other governmental agency as shall have jurisdiction over such activities.
- (5) Odors. Emissions of odorous gases or other odorous matter that is produced in nuisance quantities at the Property line.
- (6) Particulate Matter and Air Contaminants. Emissions, including but not limited to, fly ash, dust, fumes, vapors, gases, and other forms of air contaminants which are produced from any facility or activity which are readily detectable without instrument by the average person at the Property line which can cause any damage to health, animals, vegetation or other forms of property, or which can cause excessive soiling at any point.
- (7) Vibration. Ground vibration that is produced and is discernible without instruments to the average person at the Property line. Ground vibration caused by motor vehicles, trains, aircraft, and temporary construction or demolition work is exempted from this standard.

- (8) Prohibition of Dangerous Elements. Land or buildings which are used or occupied in any manner so as to create any dangerous, noxious, injurious or otherwise objectionable fire, explosive or other hazard; noise or vibration; glare; liquid or solid refuse or waste; or other dangerous or objectionable substance, condition, or element in such a manner or such an amount as to adversely affect other uses.
- (9) Noise. Unless otherwise conditionally allowed, no person shall operate or cause to be operated any source of sound at or on the Property, or allow the creation of any noise on the Property owned, leased, occupied or otherwise controlled by such person which causes the noise level when measured on any receiving property to exceed the noise level limits set forth by the Buellton Municipal Code as adopted and amended.
54. **Fire Department.** The Project is located within the jurisdiction of the County Fire Department and shall comply with all applicable standards of that agency.
55. **Building Standards.** All building construction shall be designed and performed in accordance with the currently adopted California Building Code, and all other appropriate sections of the Buellton Municipal Code, State of California energy conservation standards and Title 24 handicap accessibility standards. All necessary plans and documentation shall be submitted at time of plan check including, but not limited to, complete architectural plans and appropriate engineering calculations prepared by a California Licensed Architect or Engineer.
56. **Grading and Drainage.** All building construction, grading and drainage shall be designed and performed in accordance with the currently adopted Excavation and Grading Code and all other appropriate sections of the Buellton Municipal Code and Santa Barbara Flood Control Design Standards dealing with grading, drainage and public improvements. Prior to construction, necessary plans and documentation shall be submitted for review and approval by the City Engineer including, but not limited to, complete civil engineering drawings, public improvement plans, utility specifications and appropriate engineering calculations prepared by a California Registered Civil Engineer.
57. **Construction Hours.** Construction shall be limited to the hours of 7:00 a.m. to 5:00 p.m., Monday through Friday. Equipment maintenance and servicing shall be confined to the same hours. Weekend construction and other exceptions shall require special approval from the Planning Director, in consultation with the City Engineer, and be limited to the hours of 9:00 a.m. to 4:00 p.m. Prior to issuance of building permit, the Developer shall provide proof that all construction equipment utilizing internal combustion engines have mufflers that are in good condition.

58. **APCD Permits.** Prior to occupancy, APCD permits must be obtained for all equipment that requires an APCD permit. APCD Authority to Construct permits are required for diesel engines rated at 50 bhp and greater (e.g., firewater pumps and emergency standby generators) and boiler/large water heaters whose combined input rating exceeds 2.0 million BTUs per hour.
59. **Rule 360 Emissions Compliance.** Small boilers and water heating units (rated between 75,000 and 2.0 million BTU/hr) must comply with the emission limits and certification requirements of APCD Rule 360. Please see www.sbapcd.org/eng/boiler/rule360/rule_360.htm for more information and a list of certified boilers (note: any units fired on fuels other than natural gas must be certified by the SBAPCD on a case-by-case basis, even if the unit is certified when fired on natural gas).
60. **Compliance with Air Quality Regulations.** The project shall comply with APCD Rule 345 and related air quality requirements, as described below, which would ensure that construction emissions would remain less than significant.
- a. No person shall engage in any construction or demolition activity or earth moving activities subject to this rule in a manner that causes discharge into the atmosphere beyond the property line visible dust emissions of 20% opacity or greater for a period or periods aggregating more than 3 minutes in any 60 minute period.
 - b. No person, including facility or site owner or operator of source, shall load or allow the loading of bulk materials or soil onto outbound trucks unless at least one of the following dust prevention techniques is utilized:
 1. Use properly secured tarps or cargo covering that covers the entire surface area of the load or use a container-type enclosure.
 2. Maintain a minimum of 6 inches of freeboard below the rim of the truck bed where the load touches the sides of the cargo area and ensure that the park of the load does not extend above any part of the upper edge of the cargo area.
 3. Water or otherwise treat the bulk material to minimize loss of material to wind or spillage.
 4. Other effective dust prevention control measures approved in writing by the Control Officer.
 - c. Visible roadway dust as a result of active operations, spillage from transport trucks, erosion, or track-out/carry-out shall be controlled as outlined below:

1. Visible roadway dust shall be minimized by the use of any of the following track-out/carry-out and erosion control measures that apply to the project or operations: track-out grates of gravel beds at each egress point, wheel-washing at each egress point during muddy conditions, soil binders, chemical soil stabilizers, geotextiles, mulching, or seeding; and
 2. Visible roadway dust shall be removed at the conclusion of each work day when bulk material removal ceases, or every 24 hours for continuous operations. If a street sweeper is used to remove any track-out/carry-out, only a PM₁₀-Efficient Street Sweeper shall be used. The use of blowers for removal of track-out/carry-out is prohibited.
61. **Final Occupancy Clearance.** No Final Building Inspection Clearance or release of occupancy will be granted for any building on the Property until all construction is completed and all improvements and landscaping associated with the Project are installed in accordance with the plans approved and the conditions specified herein. Exceptions to this requirement may be granted subject to: (i) approval of the City Engineer and Planning Director; (ii) assurance that unfinished items will be completed within a reasonable period of time (including, but not limited to, the posting of appropriate performance security to assure such completion); (iii) essential infrastructure necessary to serve the entire Project is fully installed; and (iv) public safety and convenience is appropriately protected.
62. **Property Maintenance.** The Project and Property, including the landscaping, shall be maintained in a continuous state of good condition and repair, in full compliance with all approved plans, specifications and conditions of approval. Corrective improvements shall be undertaken as necessary to continuously conform with and implement conditions of Project approval including, as applicable, repair, repainting and/or replacement of Project components as needed. Where a Project is found to be non-compliant, the Applicant shall adhere to City recommendations to bring the Project into compliance.
63. **Community Design Guidelines.** The Project shall be in conformance with the Community Design Guidelines.
64. **Landscape and Irrigation Plans.** The final landscape and irrigation plans shall include a signed statement by a licensed landscape architect stating that the plans comply the City's Water Efficient Landscaping Ordinance and utilize species from the City's Approved Tree Planting List or to the satisfaction of the City Planning Director.
65. **Project Inspections.** Upon completion of construction and prior to occupancy or use, the Planning Director shall conduct a Project Inspection prior to and as a condition precedent to obtaining Final Building Inspection Clearance.

Compliance with all conditions of approval is a pre-requisite to obtaining the Final Building Inspection Clearance.

66. **Landscape Surety.** Prior to issuance of a building permit, a surety for installation of the landscaping and irrigation, and for maintenance for one year, shall be posted in a form acceptable to the City. The surety estimate shall be submitted as part of the building permit submittal.
67. **Landscape Installation.** Prior to obtaining Final Building Inspection Clearance, all landscaping and irrigation shall be completed and fully installed in accordance with the approved landscape plan. A letter from the landscape architect shall be submitted verifying compliance with the plans. The landscape and irrigation surety, less the one year maintenance portion, can be released at this time.
68. **Landscape Maintenance.** Following installation, all landscaping shall be continuously maintained thereafter for a period of not less than one year or until such time that all plant material has been completely established. The Planning Director shall inspect or cause to be inspected all landscaped areas after the one year maintenance period. If the landscaping is healthy and established, the one year maintenance portion of the surety may be released.
69. **Landscape Maintenance Agreement.** The Applicant shall acknowledge and sign the City's Landscape and Maintenance Agreement prior to issuance of the building permit. The Applicant, and all successors or assignees, are responsible for complying with all conditions of the Agreement. Any violations of the Landscape and Maintenance Agreement may result in Code Enforcement action.
70. **Approval.** Approval of 16-FDP-03, 16-CUP-01 and 16-EXP-01 (the "Permit") is granted to the Applicant for the Property as identified in the Project Description. Except or unless indicated otherwise herein, all buildings, driveways, parking areas, and other facilities or features shall be located and maintained substantially as shown on the exhibits accompanying the application for the Project.
71. **Development Time Frame.** Building construction must be started not later than five years after approval of the Final Development Plan, or if a Permit is issued within the five year period, construction must be diligently pursued thereafter, or this approval will be revoked pursuant to the Buellton Municipal Code. Any request for an extension shall be processed under the procedures set forth in the Municipal Code. Start of construction is defined as:
 - a. All zoning and related approvals are effective; and
 - b. All required building and grading permits have been issued; and
 - c. The "foundation inspection" and "concrete slab or under floor inspection" as defined in the California Building Code or its successor have been

made and received approval from the Building Department, i.e., all trenches must be excavated, forms erected, and all materials for the foundation delivered on the job and all in-slab or under floor building service equipment, conduit, piping accessories and other ancillary equipment items must be in place. Nothing in this definition shall be construed to alter the applicable legal standards for determining when vested property rights have arisen.

72. **Parking.** A total of 186 parking spaces, including 8 accessible spaces, and 1 loading space are indicated on the Final Development Plan, and must be provided for the Project as shown on the Plan. All parking spaces shall be striped in accordance with City of Buellton standards prior to issuance of the occupancy permit.
73. **Signage.** Signage must be in substantial conformance with what is indicated in the sign plans submitted as a component of the project plans dated February 15, 2017. Any deviation from this program will require a separate Zoning Clearance from the Buellton Planning Department.
74. **Architectural Design.** The architectural design of the buildings shall conform to that shown on the architectural elevations (as revised, and included on plans dated February 15, 2017) and color boards for the project plans submitted on March 27, 2017. The project is designed as Contemporary Ranch.
75. **Masonry Block.** All masonry walls shall be split face block.
76. **Bike Racks.** Bike racks to accommodate 13 bicycles shall be provided as shown on the project plans.
77. **Lighting.** All new exterior lighting fixtures shall comply with the design requirements of the Community Design Guidelines and shall protect dark skies. All lighting shall be LED or Inductive technology or other energy efficient type of lighting, consistent with what is indicated in the lighting specifications included with the project plan dated on February 15, 2017.
78. **Green Building Standards.** Green building features above the mandatory green building code requirements of the County of Santa Barbara shall be incorporated into the project where feasible.
79. **Hours of Operation.** Prior to occupancy, the applicant shall notify the City of Buellton Planning Department of the day of the week chosen to be open for extended hours and shall include the hours of operation. The applicant shall comply with the approved hours of operation included in this approval all other days of the week. All legal requirements regarding the selling and consumption of alcohol on the premises shall be adhered to at all times.

E. FIRE DEPARTMENT CONDITIONS

The following Fire Department conditions are imposed with the understanding that the Fire Protection Certificate application(s) may involve modifications, which may determine additional conditions. The Fire Prevention Division must be notified of any changes to the project proposal. A change in the project description may cause conditions to be imposed.

GENERAL CONDITIONS

80. **Fire Protection Certificate.** A Fire Protection Certificate shall be required.
81. **Fire Protection Plan.** A Fire Protection Plan designed by a Fire Protection Engineer shall be required and shall receive Fire Department approval prior to Fire Protection Certificate (FPC) issuance.
82. **Recorded Addresses.** Recorded addressing is required by the Fire Department prior to building permit issuance. *
83. **Aerial Fire Apparatus.** Any structure that exceeds thirty (30) feet shall meet the CFC Section D105 requirements.
 - a. **D105.1** Where the vertical distance between the grade plan and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of the pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.
 - b. **D105.2** Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
 - c. **D105.3** At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. This side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.
 - d. **D105.4** Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.
84. **Fire Department Turnaround.** The fire department turnaround at the southeast corner shall require comprehensive signage and striping with red curbs.

85. **Elevator.** If an elevator is installed for this project, the elevator car shall be able to accommodate a 24-inch by 84-inch ambulance stretcher in the horizontal, open position.
- a. Emergency medical services symbols shall be placed on both sides of the elevator car door frame.
 - b. The symbol shall be a minimum of 3 inches high.

PRIOR TO CONSTRUCTION

86. **Water System Inspection.** Prior to foundation and vertical construction, water system inspection shall be signed off by the Fire Department.
87. **Asphalt/Concrete Paving.** Asphalt/Concrete paving up to and including first lift of asphalt shall be required prior to vertical construction.
88. **Defensible Space.** Create a defensible space of 100 feet (or to the property line, whichever is nearer) around the proposed structure and any existing structures on this property.
- a. Fire Department inspection required
 - b. Removal does not apply to single specimen of trees, ornamental shrubbery or similar plants that are used as ground cover if they do not form a means of rapidly transmitting fire from the native growth to any structure.
89. **Access Ways.** Access shall be shown on the Fire Protection Plan.
- a. All access ways shall be installed, made serviceable and maintained for the life of the project.
 - b. Roadways shall have a minimum width of twenty-four (24) feet.
 - c. Driveways shall have a minimum width of twenty (20) feet.
 - d. Surface shall be paved.
 - e. A minimum of 15 feet of vertical clearance shall be provided and maintained for the life of the project for emergency apparatus access.
90. **Fire Hydrants.** Fire hydrant(s) shall be installed, number to be determined as required by Appendices B and C of the California Fire Code.
- a. The Fire Department shall have on file a set of approved fire hydrant plans prior to any work being started.
 - b. Fire hydrant(s) shall be located per Fire Department specifications and shall flow 1500 gallons per minute at a 20 psi residual pressure.
 - c. For a municipal or water purveyor's, location for fire hydrants shall be approved by the Fire Department.
 - d. Commercial fire hydrant(s) shall consist of one 4-inch outlet and two 2-1/2-inch outlets.

- e. A set of approved fire hydrant plans, stamped and dated by the Fire Department shall be kept at the job site and available upon request.
- f. Water systems shall be installed exactly as the approved fire hydrant plans dictate. No changes or modifications to these plans shall take place without prior Fire Department approval.
- g. No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by a Fire Department representative.

PRIOR TO OCCUPANCY

- 91. **Fire Lanes.** Designated fire lanes shall include red curbs and signs indicated "Fire Lane – No Stopping" placed as required by the Fire Department. Refer to current adopted California Fire Code.
- 92. **Fire Extinguishers.** Portable fire extinguishers are required and shall be in accordance with the current adopted Santa Barbara County Code Chapter 15.
- 93. **Automatic Fire Sprinkler System.** An automatic fire sprinkler system shall be installed.
 - a. Fire sprinkler plans shall be approved by the Fire Department prior to installation.
 - b. A set of approved plans, stamped and dated by the Fire Department shall be kept at the job site and available upon request.
 - c. Water systems shall be installed exactly as the approved plans dictate. No changes or modifications to these plans shall take place without prior Fire Department approval.
 - d. No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by the Fire Department.
- 94. **Alarm Systems.** An automatic fire or emergency alarm system shall be installed.
 - a. Fire alarm system shall meet Santa Barbara County Fire Department requirements.
 - b. Automatic fire or emergency alarm system plans shall be approved by the Fire Department.
 - c. Alarm panel locations and annunciator graphics shall be approved by Fire Department prior to installation.
- 95. **Recorded Addresses.** Recorded addressing for the building is required by the Fire Department. *
- 96. **Address Numbers.** Address numbers shall be a minimum height of eighteen (18) inches.
 - a. Address number location(s) shall be approved by the Fire Department.

- b. Address numbers shall be a color contrasting to the background color.
- c. The address number shall be elevated at least three feet from the ground for clear visibility and easy directional identification.
- d. The numbers shall be visible from the access road when traveling in either direction.
- e. If the driveway is over 150 feet in length or is obstructed from view at the access road and/or driveway, numbers shall be posted at all road and driveway intersections as is necessary.

97. **Knox Box.** A Knox Box system shall be installed. A spare key shall be provided for the Knox Box entry system.*
98. **Fees.** The applicant will be required to Fire Department Development Impact Mitigation Fees. In accordance with Chapter 15 of the Santa Barbara County Code, the fee shall be computed per square foot of occupied space in each new building. Payment shall be made according to the schedule of fees in place on the date fees are paid. As of the date of this letter, fees currently are as follows:

Nonresidential-Retail/Commercial	\$0.77 per square foot
Nonresidential-Office	\$0.94 per square foot

Final occupancy clearance inspection will not be scheduled unless fees have been paid.

F. COUNTY OF SANTA BARBARA BUILDING DIVISION CONDITIONS

99. **Geology Report.** A Geology report prepared and signed by a California licensed geologist will be required.
100. **Soils Report.** A soils report to include an assessment and conclusion of the potential for liquefaction will be required. At a minimum, one boring to a depth of 50' will be required.
101. **Site Accessibility Plan.** Provide a separate "Site Accessibility Plan", showing accessible routes of travel between buildings and accessible site facilities and to the public way and/or street serving the site. The accessible route of travel shall be the most practical direct route between accessible building entrances, accessible exits, accessible site facilities, and the accessible entrance to the site. Provide accessible parking in all parking lots.
102. **Conditions on Plans.** Incorporate all discretionary conditions of approval and department condition letters into the plans.
103. **Green Code Compliance.** Incorporate compliance with the applicable CA Green Code in the plans to include commissioning.

104. **Fire Protection Plan.** Provide a complete, independent plan which graphically delineates all fire areas, fire walls, fire barriers, horizontal fire-resistive assemblies, and/or fire partitions on the plans. Label all fire-resistive corridors, shafts, incidental use areas, etc. Cite code sections indicating reasons assemblies are rated.
105. **Building Egress.** Clearly show egress requirements for the building. Identify the main entry and exit. Show occupant load, number of exits required, and number of exits provided at each space and/or floor level. Provide a calculation for required exit width. A separate, detailed egress plan will be required for clarity of plan review and field inspection. Label all components of the exit access, exit, and exit discharge, and show compliance with applicable provisions addressing those components. Specify and detail an accessible path of travel to and from all entrances and exits to the public right of way. Detail compliance with CBC section 1028.0 and 1027.5.
106. **Outdoor Area Egress.** Provide egress from outdoor use areas as required for building occupants as per CBC; or include the occupant load from this space in the design occupant load of the building.
107. **Plumbing Fixture Analysis.** Provide a plumbing fixture analysis to include the occupants of the outdoor areas.
108. **Flood Plain Conditions on Plans.** Incorporate the conditions of approval by the Flood Plain Administrator into the plans.
109. **Water Efficiency Plans.** Landscape plans which detail compliance with the current MWELO or City requirements (whichever are most stringent) will be required.
110. **California Codes.** Applications submitted after January 1, 2017 will be subject to the 2016 California Codes.

G. FINANCE DEPARTMENT CONDITIONS

111. **Outstanding Fees.** The applicant shall pay all fees including, but not limited to, outstanding balances for processing by the City Engineer, Planning Department, Building Department, traffic mitigation fees, water connection fees, sewer fees, school fees, Fire Department mitigation fees and any additional processing deposits as required prior to zoning clearance.
112. **Impact Fees.** The project applicant shall pay the water, sewer, and traffic impact fees in accordance with City requirements.

Project Applicant/Property Owner Acknowledgement of Required Conditions of Approval

Carol L. Peterson

Property Owner Signature

4-18-17

Date

Carol L. Peterson

Project Applicant/Agent/Representative Signature

4-18-17

Date