



CITY OF BUELLTON

PLANNING COMMISSION AGENDA

**Regular Meeting of February 21, 2019 – 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 Dan Heedy

PLEDGE OF ALLEGIANCE

Commissioner Eglin

ROLL CALL

Commissioners Bob Blokdyk, Michael Eglin, Marcilo Sarquilla, Vice Chair Patty Hammel and Chair Dan Heedy

REORDERING OF AGENDA

PRESENTATIONS

None

APPROVAL OF MINUTES

- 1. Minutes of the regular Planning Commission meeting of February 7, 2019**

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. 19-03 - “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Final Development Plan (17-FDP-03) for the 518 Avenue of Flags Project, a new 19,981 Square Foot Mixed-Use Development on 1.22 Acres Located at 518 Avenue of Flags, Assessor’s Parcel Number 137-170-006, and Making Findings in Support Thereof”**
❖ *(Staff Contact: Contract City Planner Irma Tucker)*

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

To the next regularly scheduled Planning Commission meeting of Thursday, March 21, 2019 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

February 7, 2019 – 6:00 p.m.

City Council Chambers, 140 West Highway 246
Buellton, California

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Commissioner Blokdyk led the Pledge of Allegiance

ROLL CALL

Present: Commissioners Bob Blokdyk, Michael Eglin, Marcilo Sarquilla,
Vice Chair Patty Hammel and Chair Dan Heedy

Staff: City Manager Marc Bierdzinski
Planning Director Andrea Keefer
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 January 17, 2019

MOTION:

Commissioner Blokdyk moved and Commissioner Eglin seconded the motion to approve the Minutes of January 17, 2019

VOTE:

Motion passed with a 4-0 voice vote with abstention by Chair Heedy due to his absence from the meeting.

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

- 2. Resolution No. 19-01 – “A Resolution of the Planning Commission of the City of Buellton, California, Repealing and Replacing Planning Commission Resolution No. 18-07, and Approving an Addendum to the Oak Springs Village Specific Plan Final Environmental Impact Report for the Development of the Cambria Hotel and Boutique Hotel Project, Located on Assessor’s Parcel Number 137-790-001, and Making Findings in Support Thereof”**

And

Resolution No. 19-02 – “A Resolution of the Planning Commission of the City of Buellton, California, Repealing and Replacing Planning Commission Resolution No. 18-08, and Approving a Final Development Plan (18-FDP-02) and Tentative Parcel Map (TPM 31062) for the Cambria Hotel and Boutique Hotel Project Located Between McMurray Road and Valley Vineyard Circle, Assessor’s Parcel Number 137-790-001, and Making Findings in Support Thereof”

RECOMMENDATION:

That the Planning Commission consider approval of Resolution Nos. 19-01 and 19-02, worded as follows;

Resolution No. 19-01 –“A Resolution of the Planning Commission of the City of Buellton, California, Repealing and Replacing Planning Commission Resolution No. 18-07, and Approving an Addendum to the Oak Springs Village Specific Plan Final Environmental Impact Report for the Development of the Cambria Hotel and Boutique Hotel Project, Located on Assessor’s Parcel Number 137-790-001, and Making Findings in Support Thereof”

Resolution No. 19-02 – “A Resolution of the Planning Commission of the City of Buellton, California, Repealing and Replacing Planning Commission Resolution No. 18-08, and Approving a Final Development Plan (18-FDP-02) and Tentative Parcel Map (TPM 31062) for the Cambria Hotel and Boutique Hotel Project Located Between McMurray Road and Valley Vineyard Circle, Assessor’s Parcel Number 137-790-001, and Making Findings in Support Thereof” Including modifications to Condition No. 87 as discussed in the meeting.

STAFF REPORT:

Planning Director Keefer presented the staff report.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

SPEAKERS/DISCUSSION:

The Commission discussed the traffic study, the use of the meeting room space, noise monitoring and parking.

Chris Atkinson, Applicant, Pacific Property Partners, answered questions regarding the meeting room space and the possibility of off-site valet parking for large events.

Chair Heedy opened the Public Hearing at 6:40 p.m.

Bobby Meneley, Buellton, opposes the project stating that it will take away mountain views and increase noise and traffic.

Nick Angel, Buellton, spoke in opposition of the proposed project.

Sandy Lincoln, Buellton, spoke in favor of the proposed project and voiced concerns regarding increased noise, traffic and parking.

Dr. Mathias, Buellton, suggested that the Applicant remove the meeting room to alleviate the parking issues.

James Perry, Buellton, spoke in favor of the proposed project.

Chair Heedy closed the Public Hearing at 6:57 p.m.

The Commission generally spoke in favor of the Project with the revised Condition #87 as presented by Staff. Chair Heedy expressed his concerns regarding parking and increased traffic on McMurray Road.

MOTION:

Commissioner Eglin moved and Commissioner Blokdyk seconded the motion to approve Resolution No. 19-01 –“A Resolution of the Planning Commission of the City of Buellton, California, Repealing and Replacing Planning Commission Resolution No. 18-07, and Approving an Addendum to the Oak Springs Village Specific Plan Final Environmental Impact Report for the Development of the Cambria Hotel and Boutique Hotel Project, Located on Assessor’s Parcel Number 137-790-001, and Making Findings in Support Thereof”

VOTE:

Motion passed with a 4-1 roll call vote with Chair Heedy voting no.

MOTION:

Vice Chair Hammel moved and Commissioner Sarquilla seconded the motion to approve Resolution No. 19-02 – “A Resolution of the Planning Commission of the City of Buellton, California, Repealing and Replacing Planning Commission Resolution No. 18-08, and Approving a Final Development Plan (18-FDP-02) and Tentative Parcel Map (TPM 31062) for the Cambria Hotel and Boutique Hotel Project Located Between McMurray Road and Valley Vineyard Circle, Assessor’s Parcel Number 137-790-001, and Making Findings in Support Thereof” with the modification to Condition No. 87 adding the wording as presented by Staff.

VOTE:

Motion passed with a 4-1 roll call vote with Chair Heedy voting no.

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 518 Avenue of Flags mixed use project and the removal of the art project, Runaway, from the Avenue of Flags. She also announced that the Planning Department has recently been certified as a “Green” business.

ADJOURNMENT

Chair Heedy adjourned the meeting at 7:15 p.m. The next regular meeting of the Planning Commission will be held on Thursday, February 21, 2019 at 6:00 p.m.

Chair Dan Heedy

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: Irma Tucker, Contract City Planner

Date: February 21, 2019

Subject: **518 Avenue of Flags – Mixed-Use Development Project**
Resolution No. 19-03 - “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Final Development Plan (17-FDP-03) for the 518 Avenue of Flags Project, a new 19,981 Square Foot Mixed-Use Development on 1.22 Acres Located at 518 Avenue of Flags, Assessor’s Parcel Number 137-170-006, and Making Findings in Support Thereof”

BACKGROUND

Owner: Kamran Amiri

Applicant/Agent: Ruben Burrola, Archeion Architects

Zoning: CR-SP (General Commercial-Specific Plan)

APN: 137-170-006

The proposed project consists of a Final Development Plan (17-FDP-03) for development of a mixed-use project located at 518 Avenue of Flags. The site is 1.22 acres (53,000 gross square feet, 52,933 net) and located at the north-east corner of Avenue of Flags and Second Street (**Attachment 1 – Vicinity Map**). This property is within the boundaries of the Avenue of Flags (AOF) Specific Plan adopted by City Council October 26, 2017; therefore, the project plans were reviewed for compliance with the AOF Specific Plan as well as other applicable Municipal Code requirements. The site is currently vacant; prior uses included a former gas station and more recently, a car detailing service and vintage clothing sales. The entire property is in the 100-year flood zone (**Attachment 2 – 100-Year Flood Zone Map**).

Surrounding uses consist of the existing San Marcos motel to the north; the recently constructed Avenue Heights Apartments to the east; an existing apartment complex to the south; and the Avenue of Flags roadway and median to the west, with commercial and restaurant uses on the opposite side of the roadway.

On October 19, 2017, the Planning Commission conducted a preliminary review of the project application and provided direction to Staff and the Applicant regarding the project plans; several items needed to be addressed before the application could be deemed complete. Among the outstanding items was the requirement to comply with the Art Deco architectural style that was being established for the area.

Planning Commission and Staff comments have been addressed by the Applicant as described in the discussion below, and a revised set of plans and related information that address the comments have been submitted. The most significant change is modification of the project architecture in order to comply with the Art Deco design style.

DISCUSSION

Project Features

The mixed-use project would be developed in two phases. The subject application is a Final Development Plan (17-FDP-03) for the processing of Phase I only, which is situated at the front portion of the lot and consists of two buildings with a total proposed building area of 19,981 square feet:

1. Building #1 fronts Avenue of Flags, will be two stories at an average height of 30 feet with tower elements extending to 40 feet, and proposes 15,043 total square feet of the following commercial uses: ground floor retail (7,350 s.f.), second floor office space (7,693 s.f.)
2. Building #2 is accessed from the parking lot, will be one story, 22.5 feet in height and proposes 4,938 square feet of auxiliary showroom/storage space for use by the retail and office tenants.

As part of 17-FDP-03, in accordance with Buellton Municipal Code (BMC) § 19.08.120 (G), a plan modification to allow an increase in the town plaza corner courtyard maximum setback standard, as described in the AOF Specific Plan, is recommended for Building #1.

Phase I would construct all of the needed parking for the above mentioned uses. A portion of the retail, office and showroom space would be occupied by the owner's business, Kamran and Company Inc, Food Service and Laundry Equipment (supplier and contractor). The remainder of the retail and office uses are "spec" spaces to be leased out, thus the specific tenants, number of employees and days/hours of operation are not known at this time.

Phase II would be developed under a separate, future permit application, which may potentially consist of an 8-unit apartment building at the rear of the site. The Phase II development is not included as part of the subject project.

The following materials are attached to the staff report:

- Project Plans (**Attachment 3**), consisting of Site Plan, Floor Plans, Exterior Elevations, Landscape Plan, Grading Plan, Improvement Plans, Lighting Plan, Color Concept Elevations and Details
- Master Sign Program (**Attachment 4**)
- Color Rendering (**Attachment 5**)
- Color & Materials Board (image) (**Attachment 6**)

Full size color rendering and a color and materials board will be provided at the Planning Commission Meeting.

Story poles were installed on January 21, 2019, 30 days prior to the public hearing; subsequent enhancements showing greater detail of Building #1 height and skyline were installed February 6, 2019. Photos of the story poles are included as **Attachment 7**.

Consistency With City Standards

The 1.22-acre project site is located in AOF Specific Plan District #3 – Civic Junction & Town Plaza (Downtown Core), on a portion of Opportunity Site #07, which is suitable for a signature courtyard/plaza building with general commercial and mixed use, as proposed by the Project. Overall, the project conforms to AOF Specific Plan development and building standards; it also conforms to applicable sections of the underlying CR (General Commercial) zone (BMC § 19.02.220) and related development standards/procedures on which the AOF Specific Plan is silent.

Table 1. Project Consistency With AOF Specific Plan & CR Zone

Development Feature	City Requirement	Proposed Project	Project Consistency
Proposed Use(s)	General Commercial & Mixed-Use	Mixed-Use	Consistent
Siting of Land Uses	<u>Ground Floor on AOF Frontage:</u> • Non-Residential first 150' depth • No parking garages or similar	Retail	Consistent
	<u>Upper Floors:</u> • Non-Residential or Residential	Office	Consistent
Building Types Allowed	Mercantile Live-Work / Mixed-Use Courtyard Corner (Town Plaza Corner)	Commercial Vertical Mixed-Use Town Plaza Corner	Consistent
Setbacks & Bldg. Placement on Lots	Zero lot lines encouraged	Buildings placed along side & front property lines	Consistent
	Front/Side Property Lines: Max 20' setback (applicable to courtyard building types)	Front Setback: 14'	Consistent
Setbacks for Town Plaza Corner Courtyard	AOF & 2 nd St. corner, ground-floor courtyard req't: Min 15', Max 55'	Corner Courtyard: Front Setback: 20' / 24' Side Setback: 58'	Inconsistent; Allowed with Development Plan Modification
Heights Allowed	Minimum: 16' Maximum: 35' (w/out incentives) Architectural Features: Max. 50' (BMC § 19.04.110 (B))	Minimum: 22' Predominant Max: 30' Art Deco Tower Elements: 40'	Consistent
Minimum Lot Area	No minimum	1.22 acres	Consistent
Site Coverage	No maximum	24%	Consistent
Landscaping / Hardscaping	15% ; incl'g hardscape and setback areas fronting on streets	16.6%	Consistent

The proposed Phase I building footprint is 12,604± square feet, roughly 24% of the parcel area. The landscape/hardscape area encompasses a total of 7,958 square feet, which is nearly 17% of the site. For future reference, the Phase II land area is an estimated 5,059 square feet, roughly 10% of site. The remaining 49%± of the site is utilized for parking and pedestrian/vehicular circulation; the parking area and drive aisles feature permeable interlocking pavers.

Landscaping/Hardscape

Phase I development plans indicate that approximately 10.1% of the project site would be covered in landscaping, with an additional 6.5% consisting of decorative hardscape, for a total of 16.6%. The proposed project exceeds the minimum 15% landscape/hardscape coverage requirements for mixed-use projects, and is well above the 5% minimum landscaping requirement for the underlying CR Zone. On an interim basis, until such time that Phase II is developed, the 10% site area set aside for this future phase would be hydroseeded with non-irrigated native grass and wildflower mix, surrounded by a temporary screening shrub/hedge.

It should be noted that the parking circulation and parking spaces closest to future Phase II may change slightly when Phase II is ultimately constructed. Thus, only limited landscaping is currently proposed at the location of the double row of 22 parking spaces closest to Phase II.

Building Height & Setbacks

In accordance with the AOF Specific Plan, a building height of 35 feet is allowed without Development Opportunity Reserve (DOR) incentives; architectural features such as tower elements and facades may extend to 50 feet per the Municipal Code. The maximum building height allowed at the property line is 30 feet. Consistent with Specific Plan and Municipal Code requirements, the proposed height for Building #1 is 30 feet, with Art Deco tower elements reaching to a maximum 40 feet; Building #2 is predominantly 22 feet in height.

Per the Specific Plan form-based code guidelines, zero lot lines are encouraged. Both Buildings #1 and #2 achieve this at the northern property line. The future Phase II building area is situated along the eastern property line.

The primary frontage of Bldg #1 is to the west, along the Avenue of Flags roadway, where a 14 foot setback from the street/front property line is proposed; this is consistent with the 20 foot maximum front setback prescribed by the Specific Plan.

The south frontage of the property is along 2nd Street, which provides vehicular access and circulation for the parking lot at the rear of Building #1. Access to Building # 2 is also provided from the parking lot. The southern side elevation of Building #1 faces 2nd Street, and a variable 5 to 9 foot setback is provided, consistent with the 20 foot maximum allowed per the Specific Plan.

Per the AOF Specific Plan, the area surrounding the intersection of Avenue of Flags and 2nd Street is identified as the downtown Town Plaza, and properties located on all four corners of this intersection are required to provide enhanced corner courtyards (15' minimum, 55' maximum) on the ground floor of respective buildings.

The proposed project provides the required enhanced “town plaza corner courtyard”, which is setback a variable 20 to 24 feet from the front (Avenue of Flags) and 58 feet from the side (Second Street) property lines.

Corner Courtyard Setback Modification

The 58 foot side setback is 3 feet greater than the 55 maximum defined in the AOF Specific Plan; the increased setback serves, in part, to allow the courtyard to accommodate the broad, rounded corner steps necessary to bridge the grade differential between sidewalk and the ground floor. The resulting courtyard configuration provides an aesthetically pleasing space and a smooth, proportionate transition between the building structure, the corner steps and the surrounding Town Plaza located at the intersection of Avenue of Flags and Second Street. The increased town plaza corner courtyard setback would require a plan modification in accordance with BMC 19.08.120(g) which allows the Planning Commission to modify setback requirements when it finds that such modifications are justified. Staff is in support of this minor deviation from the Specific Plan guidelines.

Parking

The proposed parking is partially inconsistent with the AOF Specific Plan and applicable Zoning Code parking standards, as set forth in Table 2. Bicycle racks are proposed in various locations, providing spaces for approximately 15 bikes.

TABLE 2 - PARKING ANALYSIS

Use Phase I	Proposed Area (or Factor)	Parking Space Ratio	Parking Req'd	Parking Provided
Retail / Office	15,043 sf	1 per 300 sf	51	50
Warehouse/Storage (Showroom & Auxiliary Space for Tenants)	4,938 sf	1 per 1,000 s.f 1 per 4 employees	5 (*)	5
TOTALS			56	55 Inconsistent w/ Stds
Handicapped	Per total number of spaces on site	2 spaces for site with 41 – 80 spaces	2	3
Loading Space	Commercial Uses w/ floor area of 3,000+ s.f.	1 space	1 space (10 ft. x 30 ft).	1

(*) Note: the Warehouse/Storage space is intended for use only by tenants and would not have separate employees; therefore, a separate parking requirement for Warehouse employees has not been applied.

The City’s parking standards establish parking space requirements by land use, and a strict interpretation of the parking ordinance (BMC § 19.04.140) requires rounding up for any fraction of a required parking space. As proposed in the Project plans, the parking layout would be short by one (1) space. There is an opportunity to convert one excess handicapped space to a regular parking space and, together with restriping and reconfiguring some of the spaces, one additional parking space may be realized. The Project will be conditioned to provide the required 56 parking spaces,

and a reconfigured parking layout will be required at the time of zoning clearance, to the satisfaction of the Planning Director.

All of the needed parking to accommodate proposed uses for Phase I (Buildings #1 and #2) would be constructed as part of Phase I. Parking for potential future residential uses would need to be addressed at the time a permit application is submitted for the Phase II development; options may include supplemental City parking potentially constructed under the AOF Specific Plan Development Opportunity Reserve "DOR" program, with terms and number of spaces subject to future review and negotiation with the City. Thus, potential future development of Phase II may result in a reconfiguration of the parking layout of the project site.

Architectural Design

The Project is situated on a prominent corner location that anchors the future Town Plaza, located at the intersection of Avenue of Flags and Second Street and envisioned in the AOF Specific Plan as the heart of Buellton's downtown. As the first new development to be potentially permitted under the AOF Specific Plan, the proposed Project has the unique potential to be a signature building that sets the stage for future development in the downtown area. Thus, a high standard of design and aesthetics is warranted.

Subsequent to the initial plans that were submitted for preliminary review by the Planning Commission, a site-specific Art Deco design concept for the Project was developed by the Applicant in collaboration with the City's contract architect. The resulting architectural design reflects careful attention to Art Deco character details and other applicable building standards described in the AOF Specific Plan, and is appropriate for the prominent downtown location. The proposed Project plans have been updated to reflect the Art Deco design concept; to comply with Specific Plan guidelines; and to provide visual diversity, enhanced landscaping/hardscape, and an effective streetscape. All comments in the Architectural Design Review reports have been addressed.

Architectural Features

Design elements of Art Deco reflected in the project plans are described below.

- Towers and other vertical projections.
 - Building #1 (two-story main building) features a corner tower that is aesthetically appealing and, together with the rounded corner entrance steps, provides a landmark presence to the development. The corner tower has ample vertical and horizontal articulation leading to a peaked roof center; decorative surface panels in an iconic "sunburst" pattern and arched second story windows provide visual interest.
 - The center entrance to Building #1 is highlighted by vertical façade projections and surface detailing, an arched doorway, and a decorative horizontal "fin" projection at the top; this entrance leads to an interior passageway which provides pedestrian access to the rear parking lot..
- Smooth stucco wall surfaces are shown for both Buildings #1 and #2, with contrasting colors and materials used on decorative detailing.
 - Building #1 is adorned with decorative surface moldings, panels, tile work, and embellishments reminiscent of vintage Art Deco buildings.

- Building #2 (one-story showroom/storage space) continues the Art Deco theme, with some decorative detailing, such as surface moldings and vertical columns.
- Iron or grill work – the appearance of decorative grill work is reflected on the handrails to exterior steps/staircases and on the guardrails at the edge of pedestrian walkways (ground level and the 2nd story)
- Multi-paned windows are depicted for Building #1, with canvas and metal awnings extending over the ground floor windows and doors, and arched second story windows on two sides of the corner tower element . Given its proposed showroom/storage use, Building #2 provides, for each of the 3 individual units, one door-window entrance and a roll-up utility door.

The following building standards are reflected by the proposed Project, consistent with the Avenue of Flags Specific Plan.

- Building type. Building #1 is a Corner Courtyard Building, and the Project provides the required enhanced “town plaza corner courtyard” that is required for corner properties located on the intersection of Avenue of Flags and Second Street. Building #2 is considered a specialty building type, suitable for the showroom/storage use proposed by the Project.
- Varied facades and modules. Consistent with Specific Plan façade standards, Building #1 is a two-story, vertical mixed-use building, broken up into two modules (referenced herein as “southern” and “northern” modules), each with variations in wall planes, horizontal and vertical articulation, contrasting color schemes and decorative surface elements (faux columns, roof parapet caps, ornamentation). Building #2 is a single-story building, with a unified façade, accented by some decorative surface elements in proportion to its use and size.

Lighting

The project plans depict exterior light fixtures that are designed to complement the Art Deco architectural style of the buildings. Pyramid shaped wall sconces serve to illuminate the exterior building walls, tenant blade signage and pedestrian walkways immediately adjacent to both Buildings #1 and #2. Security lighting is provided in the parking area by a combination of single and double pole-mounted decorative luminaires. Street lighting consistent with City standards would be provided along the Avenue of Flags frontage, on the sidewalk in front of Building #1 and on the median directly opposite Building #1. The conditions of approval require all lighting to be fully-shielded and dark-sky friendly. An updated photometric lighting analysis will be required prior to Zoning Clearance to demonstrate compliance with performance standards applicable to outdoor lighting for mixed-use projects (BMC § 19.18.024).

Signage

In accordance with Buellton’s Sign Ordinance (BMC § 19.04.170 et seq.), a proposed Master Sign Program (**Attachment 4**) has been submitted as part of the project plans and reflects the overall sign concept proposed for the project. The proposed sign concept appears to be aesthetically compatible with the Art Deco design style and applicable standards of the AOF Specific Plan. Separate sign permit applications would be submitted in the future as part of tenant improvement plans for the individual units.

Per BMC § 19.04.172.B.1, and as applicable to the AOF Specific Plan, maximum allowable signage is calculated as follows:

- 1 SF of signage per lineal feet (LF) of longest street frontage = 265 square feet (SF)
- 0.5 SF per LF of side street frontage 200 = 100 SF
- 365 square feet maximum aggregate sign area is allowed

Proposed signage is summarized in Table 3 below.

TABLE 3 – PROJECT SIGNAGE SUMMARY

Sign Type	Number of Signs Proposed	Sign Area (each sign)	Total Sign Area SF
Maximum Aggregate Sign Area Allowed = 365 SF			
Counted Toward Maximum Aggregate SF			Proposed
Primary Bldg ID (in lieu of monument sign) Proposed: "Kamran Building" - "Halo-Lit" channel Letters, painted brushed aluminum - reverse illuminated, white LED	2	28.2 (2' x 14.1' ea)	56.4
Tenant Wall Signs Proposed: - dimensional letters and/or logos - no lighting specified - max height - 24" for letters - max width - 75% of lease frontage	8	varies	330 SF (est'd)
Proposed Aggregate Sign Area			386.4 SF
Sign Area In Excess of Maximum Aggregate Sign Area Allowed			21.4
Percent In Excess			6%
NOT Counted Toward Max Aggregate SF (exempt signs or allowed in zone)			
Business Directory - Allowed: 1 wall-mounted or free-standing (max 6 ft height) sign per street frontage; each <15 SF, - Proposed: 2 signs	2	11.4 SF (DW - wall-mount) 14.7 SF (DF - free-stdg)	26.1
Individual Tenant Signs – blade/suspended; Allowed: <10sf / tenant Proposed: - Non-illuminated - Double-sided (ok, <18" thick = one sign)	13	5.1 SF	66.3
Misc Business Info Sign / window sign - Allowed: <4 SF /tenant, for hours, credit cards, etc. - Proposed: 4 SF max / tenant	12 (est'd)	4 SF	48
Sub-Total Exempt Sign Area			140.4 SF
TOTAL PROJECT SIGN AREA PROPOSED (Aggregate + Exempt)			526.8 SF

The project's Master Sign Program proposes an aggregate maximum sign area of 386.4 square feet, which is 21.4 square feet (6%) above the allowable aggregate sign area. While the proposed sign program is partially inconsistent with City standards, the Sign Ordinance exemption process per BMC § 19.04.174.A.1 allows the Planning Director to approve a minor deviation from the sign standards of up to 10%. A condition will be added to the project approval to establish 365 square feet as the maximum aggregate sign area, thereby bringing the Sign Program into conformance. Subsequently, if needed at the time of future individual sign permit approvals, the Planning Director may grant a minor deviation of 10% or less from the maximum aggregate sign area standards.

The proposed design style for project signage is consistent with the AOF Specific Plan guidelines and reflects the Art Deco character of the overall building.

- In lieu of a monument sign, primary building identification will be provided by 2 Building Wall signs located below the 2nd story roofline of Bldg. #1, facing Avenue of Flags; the sign type will be wall-mounted "Halo Lit / Reverse Channel" letters, raised 1½ inches off the wall and backlit, with decorative font. The signs would be 2 feet high by 14 feet wide.
- Tenant Wall signs would be placed between the top of first floor windows/awnings and bottom of second floor windows; similar in type to the building wall sign described above, the tenant wall signs will be wall-mounted and backlit, with decorative font and logo to incorporate tenant branding. Size of these signs would vary depending on the tenant to occupy the unit; the maximum width of these signs would be up to 75% of linear primary lease frontage(*); the maximum letter height would not exceed 24 inches (2 feet) and the overall sign height shall not exceed 75% of unobstructed wall elevation. Any logos would need to fit within these size parameters.
 - (*) Table 3 Sign Summary calculations assume a maximum potential sign area based on gross street frontages. The actual sign dimensions may vary depending on primary lease frontages at the time the tenant units are occupied and a sign permit obtained; potentially allowable minor deviations would be determined at that time and may be considered subject to approval by the Planning Director.
- Tenant Blade signs would be located on the ground floor aligned with the top of first floor windows/awnings, identifying tenants names in the individual units. The signs would be metallic finish base, with raised metallic lettering; in-direct illumination is provided is provided by the exterior wall sconces positioned above the signs.
- Two Directory signs are proposed. One is an exterior Freestanding Directory sign, which is double-sided, a maximum of 7 feet in height, located within the front corner courtyard near the corner entry steps, and clearly visible from the building entrances and Avenue of Flags. The Sign Program does not specify any lighting for this directory sign; it is suggested that the Applicant consider adding a method of lighting to assist with legibility. The second Directory is an interior Wall-mounted sign, single-sided, located toward the rear of the central entrance hallway to Building #1; illumination would be indirect, from interior hallway lighting. Location of the Directory signs shall be depicted on all project plans prior to zoning issuance.
- Window signage up to a maximum of 4 square feet is allowed per tenant. Sign copy would consist of informational items such as hours of operation, emergency phone numbers, etc.

Access and Circulation

Vehicular access to the project is provided via three proposed driveways along 2nd Street. Pedestrian access is provided along the front and rear of Building #1; two sets of exterior staircases access the 2nd floor of Building #1. The parking area drive aisles provide ground-level pedestrian access to the rear of Building #1 and to Building #2 as well.

Due to the 4 foot grade differential between the Avenue of Flags sidewalk and ground floor finish elevations, Building #1 requires steps and an ADA compliant pedestrian ramp to access the front (western) entrances of the retail spaces. The AOF Specific Plan encourages pedestrian-friendly street-level entrances to ground floor uses, however, the FIRM maps show the property within the potential 100-year flood flow zone which requires the finished floor elevation to be 2 feet above the highest elevation on the FIRM maps. This equates to the building pad being raised 4 feet in order to comply with the City's Flood Plain Ordinance. While this grade differential may not have been envisioned in the AOF Specific Plan, it is considered an acceptable solution to physical site constraints. The applicant has provided aesthetically pleasing front courtyard/plaza accessed by decorative steps, including a rounded corner step structure which provides convenient and inviting pedestrian access and adds visual interest to the prominent town plaza street corner.

Public Improvements

Public improvements are proposed along Avenue of Flags and Second Street, and include decorative pavers and sidewalk, curb/gutter, street lights, and appurtenant roadway improvements as per City and ADA accessibility standards. Existing above-grade utilities, fire hydrant and other obstructions in the public right-of-way at the corner of Avenue of Flags and Second Street will be relocated to the satisfaction of the Public Works Director. Fire hydrant(s) shall be installed/upgraded as required by the Fire Department.

Drainage and Hydrology

The entire site is in the 100-year flood zone (**Attachment 2 – 100-Year Flood Zone Map**); grading is required to bring the building pad into compliance with the City's Floodplain ordinance. Preliminary earthwork calculations indicate that an estimated 4,269 cubic yard of fill would need to be imported in order to raise the finish floor elevation a minimum 2 feet above base flood elevations. Proposed grading results in the ground floor of Building #1, at its western frontage, being approximately 4 feet above street / sidewalk grade.

The applicant proposes to utilize pervious pavers throughout the parking area and drive aisle site, in conjunction with landscaped areas to direct run-off and provide stormwater quality improvements to the site. The stormwater control plans have not yet received a technical review and may require additional improvements for compliance. All improvements would be subsurface.

Planning Commission Comments

A Preliminary review of the Project was held on October 19 2017, by the Planning Commission, at which time Commissioners had several comments. Summarized below are the Planning Commission comments and with *responses provided in italics*.

1. Overall agreement with Staff Comments and Architectural Design Review Comments.

2. Stressed the critical location of the Project site and the importance of the prominent street corner building within the context of the AOF Specific Plan.
3. Landscape enhancements needed.

Project plans and architectural design have been revised to comply with the AOF Specific Plan including: ArtDeco design style, Form-Based Code building and development standards (including height, setbacks, articulation and facades), visual diversity, enhanced landscaping/hardscape, and creation of an effective streetscape. All comments in the Architectural Design Review reports have been addressed.

4. Consider feasibility of including a small “human door” to access trash enclosure.

The applicant has shown this feature on the revised plans.

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 proposed Project is exempt from environmental review, as it meets the criteria for a Class 32 Categorical Exemption (Infill Project) pursuant to CEQA:

- It is proposed on a site of no more than five acres, surrounded by urban uses located within city limits and without any habitat value;
- Is consistent with the applicable: specific plans, general plan designation, general plan policies, zoning designation and regulations;
- It would not result in significant traffic, noise, air quality or water quality impacts and can be adequately served by public services and utilities, as determined by the Avenue of Flags Specific Plan Mitigated Negative Declaration dated October 12, 2017. Applicable mitigation measures have been included in the Project conditions of approval.

CONDITIONS OF APPROVAL

The project is subject to several conditions of approval. These include:

- General Provisions (Standard City Conditions);
- Engineering Conditions;
- Planning Conditions;
- Fire Department Conditions;
- County of Santa Barbara Department of Building and Safety Conditions; and
- Finance Department Conditions

The complete list of conditions is included within Planning Commission Resolution No. 19-03.

RECOMMENDATION

That the Planning Commission consider the adoption of Resolutions No 19-03 as follows:

Resolution No. 19-03 - "A Resolution of the Planning Commission of the City of Buellton, California, Approving a Final Development Plan (17-FDP-03) for the 518 Avenue of Flags Project, a new 19,981 Square Foot Mixed-Use Development on 1.22 Acres Located at 518 Avenue of Flags, Assessor's Parcel Number 137-170-006, and Making Findings in Support Thereof"

ATTACHMENTS

Planning Commission Resolution No. 19-03 (approving project with conditions of approval)

- Attachment 1: Vicinity Map
- Attachment 2: 100-Year Flood Zone Map
- Attachment 3: Project Plans Date-Stamped January 10, 2019, consisting of Site Plan, Floor Plans, Exterior Elevations, Landscape Plan, Grading Plan, Improvement Plans, Lighting Plan, Color Concept Elevations and Details
- Attachment 4: Master Sign Program, Date-Stamped January 10, 2019
- Attachment 5: Color Rendering
- Attachment 6: Color & Materials Board (image attached; physical board to be available for viewing at Planning Commission hearing)
- Attachment 7: Story Pole Photos

PLANNING COMMISSION RESOLUTION NO. 19-03

“A Resolution of the Planning Commission of the City of Buellton, California, Approving a Final Development Plan (17-FDP-03) for the 518 Avenue of Flags Project, a new 19,981 Square Foot Mixed-Use Development on 1.22 Acres Located at 518 Avenue of Flags, Assessor’s Parcel Number 137-170-006, 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 Kamran Amiri, property owner, and Ruben Burrola, Archeion Architects, agent, hereinafter jointly referred to as “Applicant”, requesting approval to develop a mixed-use project on 1.22 acres of vacant land located at 518 Avenue of Flags, on the north-east corner of its intersection with Second Street, Assessor’s Parcel Number 137-170-006 (the “Site”). The Site is located within the boundaries of the Avenue of Flags (AOF) Specific Plan; the underlying zoning is CR (General Commercial) zone with a General Plan land use designation of General Commercial.

SECTION 2: The subject application and proposed Project consists of a Final Development Plan (17-FDP-03) for Phase I of a two phase development. The Project consists of a proposal to develop two buildings with a total proposed building area of 19,981 square feet. Building #1 fronts Avenue of Flags, will be two stories at an average height of 30 feet with tower elements extending to 40 feet, and proposes 15,043 total square feet of the following commercial uses: ground floor retail (7,350 s.f.), second floor office space (7,693 s.f.). Building #2 is accessed from the parking lot, will be one story, 22.5 feet in height and proposes 4,938 square feet of auxiliary showroom/storage space for use by the retail and office tenants. Additional site development consists of 55 parking spaces, drive aisles, pedestrian pathways, courtyard plazas, landscaping and decorative hardscape. Architectural style is Art Deco, consistent with the AOF Specific Plan and with applicable Community Design Guidelines.

- A plan modification to the town plaza corner courtyard maximum setback standard is required because the proposed 58 foot side setback is 3 feet greater than the 55 foot maximum defined in the AOF Specific Plan.

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 February 21, 2019 (“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 17-FDP-03, and the set of project plans date stamped January 10, 2019.
 - b. The staff report dated February 21, 2019.

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 February 7, 2019 (the “PC Public Notice”), a minimum of 10 days in advance of the PC Public Hearing conducted on February 21, 2019.
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 February 7, 2019, a minimum of 10 days in advance of the PC Public Hearing.
3. The PC Public Notice was posted in three public locations on February 7, 2019, a minimum of 10 days in advance of the PC Public Hearing.

C. 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 proposed Project is exempt from environmental review, as it meets the criteria for a Class 32 Categorical Exemption (Infill Project) pursuant to CEQA:

- a. It is proposed on a site of no more than five acres, surrounded by urban uses located within city limits and without any habitat value;
- b. Is consistent with the applicable: specific plans, general plan designation, general plan policies, zoning designation and regulations;
- c. It would not result in significant traffic, noise, air quality or water quality impacts and can be adequately served by public services and utilities, as determined by the Avenue of Flags Specific Plan Mitigated Negative Declaration dated October 12, 2017. Applicable mitigation measures have been included in the Project conditions of approval.

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 (17-FDP-03).

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, the Avenue of Flags Specific Plan, zoning is consistent, and the proposed site improvements and conditions of approval allow for adequate circulation around and through the site.
- ii.** No adverse impacts have been identified with this project through the incorporation of conditions of approval.
- iii.** That streets and highways are adequate and properly designed pursuant to the requirements of the City Engineer and the traffic study. The Fire Department has approved the circulation system from a Fire Department perspective, with the inclusion of conditions of approval related to driveway width.
- 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 mixed-use Project is consistent with the use intended for the site per the Avenue of Flags Specific Plan. The proposed one- and two-story Project is expected to be compatible with nearby existing multi-story mixed-use, commercial and multi-family residential land uses.
- vi.** That the project is in conformance with the applicable provisions of Title 19 of the Municipal Code and the General Plan. With imposition of the conditions of approval, the project complies with both the General Plan and Title 19 (Zoning).

- vii. That the project will not conflict with any easements required for public access through, or use of, a portion of the property as none exist on this property.
- viii. That the proposed development is in conformance with the Avenue of Flags Specific Plan, including the Art Deco architectural style as described in the Specific Plan and with applicable Community Design Guidelines as reviewed by the City's contract architect.

2. Setback Modification.

a. Findings:

- i. The increased side setback to the "town plaza corner courtyard" will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood. The setback modification is applicable only to Building #1, specifically to the corner courtyard which is situated on the northeast corner of Avenue of Flags and Second Street. The 58 foot side setback is 3 feet greater than the 55 maximum defined in the AOF Specific Plan; the increased setback serves, in part, to allow the courtyard to accommodate the broad, rounded corner entrance steps necessary to bridge the grade differential between sidewalk and the ground floor. The rounded steps provide convenient, pedestrian-friendly access to the corner courtyard; together these site design features serve to add architectural character and diversity consistent with the Art Deco style called for by the Avenue of Flags Specific Plan.
- ii. The increased setback would not be incompatible with the surrounding area. The proposed courtyard configuration provides an aesthetically pleasing space and a proportionate transition between the building structure, the corner entrance steps and the surrounding Town Plaza area located at the intersection of Avenue of Flags and Second Street.
- iii. The increased setback conforms with other applicable provisions of Title 19 (Zoning), with the general plan, the Avenue of Flags Specific Plan, and applicable 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 (17-FDP-03) for the 518 Avenue of Flags Mixed-Use Project.

PASSED, APPROVED and ADOPTED this 21st day of February, 2019.

Dan Heedy
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. 19-03 was duly approved by the Planning Commission of the City of Buellton at a meeting held on the 21st day of February, 2019, by the following vote, to wit.

AYES: () Commissioners
 NOES: ()
 ABSENT: ()
 NOT VOTING: ()

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of February, 2019.

 Clare Barcelona
 Planning Commission Secretary

CONDITIONS OF APPROVAL

518 AVENUE OF FLAGS – MIXED-USE DEVELOPMENT FINAL DEVELOPMENT PLAN 17-FDP-03

A. GENERAL PROVISIONS

2. **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 Kamran Amiri, property owner, and Ruben Burrola, Archeion Architects, agent (the “Applicant”) for approval of a Final Development Plan (17-FDP-03) to develop a mixed-use project on 1.22 acres of vacant land located at 518 Avenue of Flags, on the north-east corner of its intersection with Second Street, Assessor’s Parcel Number 137-170-006 (the “Property”). The Property is currently vacant, previously developed land.

The Project request applies to Phase I of a two phase development. The Project consists of a proposal to develop two buildings with a total proposed building area of 19,981 square feet described as follows:

- a. Building #1 fronts Avenue of Flags, will be two stories at an average height of 30 feet with tower elements extending to 40 feet, and proposes 15,043 total square feet of the following commercial uses: ground floor retail (7,350 s.f.), second floor office space (7,693 s.f.)
- b. Building #2 is accessed from the parking lot, will be one story, 22.5 feet in height and proposes 4,938 square feet of auxiliary showroom/storage space for use by the retail and office tenants.
- c. Additional site development consists of 55 parking spaces, drive aisles, pedestrian pathways, courtyard plazas, landscaping and decorative hardscape.

The Project plans that are included in this approval are date-stamped January 10, 2019. The approved color palette is shown on the color and materials boards. Any deviations from the Project Description, exhibits or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require formal modification of the approval and/or further environmental review. Deviations without the above-described authorization will constitute a violation of this approval.

2. **Additional Permits Required.** Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the Applicant shall: (i)

obtain a Zoning Clearance (hereinafter defined below); and (ii) obtain all other permits and approvals that may be required by operation of the Buellton Municipal Code (e.g., grading permit, building permit, encroachment permit, etc.). Before any Zoning Clearance will be issued by the City, the Applicant must obtain written clearance from all departments having jurisdiction; such clearance shall indicate that the Applicant has satisfied all pre-construction conditions of approval. To the extent any condition or provision of the approval set forth herein is incompatible with or at variance with any other permit for the Project, the most restrictive condition and provision shall prevail.

3. **Print & Illustrate Conditions on Plans.** All conditions of approval shall be printed in their entirety on applicable pages of final development, grading and construction plans submitted to the City.
4. **Terminology.** Except where otherwise noted, the terms appearing throughout the conditions of approval set forth herein shall have the meanings as defined below. Capitalization is used to identify defined terms and shall have the meanings as set forth below unless the context in which they are used clearly requires otherwise.
 - a. **“Applicant”** means Kamran Amiri, property owner, and Ruben Burrola, Archeion Architects, agent, and includes all agents, subdividers, developers, contractors, workers and personnel employed on the Project, as well as all successors and assigns of interest.
 - b. **“Building Department”** means the Building and Safety Division of the County (and all successors and assigns thereof), on behalf and under contract to the City to perform building plan check and inspection services.
 - c. **“City”** means the City of Buellton and includes the City Manager, City Engineer, Planning Director and all other duly appointed officials having responsibility for land use matters, as well as their respective assignees (e.g., Department staff members). Unless otherwise indicated, the Planning Department shall be the primary point of contact for the City.
 - d. **“County”** means the County of Santa Barbara.
 - e. **“Environmental Monitor”** means person or personnel of the City assigned to monitor field mitigation in order to ensure compliance with the Mitigation Measures. The City has discretion to determine the qualifications of the Environmental Monitor, the number of monitors needed and the disciplines of the monitors, their duties and the arrangements for compensation
 - f. **“Final Building Inspection Clearance”** means acknowledgement by the Building Department that construction of the Project has been completed

in full compliance with plans and specifications approved by the City and the Building Department. Such acknowledgement is typically evidenced by signature of appropriate staff on the building permit inspection form.

- g.** “**Fire Department**” means the Fire Department of the County (and all successors and assigns thereof), furnishing fire prevention and protection services to the City by operation of special district.
- h.** “**Mitigation Measures**” means conditions and measures required to mitigate environmental effects of the Project as identified in General Plan Update EIR in connection with the Project under the provisions of the California Environmental Quality Act of 1970, as applicable.
- i.** “**Entitlement**” means the type of land use permit required by the Buellton Municipal Code in connection with the Project for which approval is granted herein.
- j.** “**Project**” means and includes all of the actions described in the Project description above.
- k.** “**Project Inspection**” means a field inspection and documentation review performed by the Planning Director at the time of Final Building Inspection Clearance to verify that the Project has been completed in full compliance with the terms and conditions of approval. The Project Inspection shall be performed upon completion of construction and the Project must be fully compliant with all terms and conditions of approval prior to and as a condition precedent to obtaining Final Building Inspection Clearance.
- l.** “**Project Manager**” means person or personnel of the City assigned to oversee and administer the Permit including, but not limited to, compliance with the Mitigation Measures set forth herein.
- m.** “**Property**” means the land and improvements identified in the Project Description.
- n.** “**Property Owner**” means Kamran Amiri and includes all persons and entities possessing fee title (in full or in part) to the site of the Project, and all successors and assigns of such persons and entities.
- o.** “**Retained Monitor**” means person or personnel of the Applicant assigned to monitor field mitigation in order to ensure compliance with the Mitigation Measures. The Retained Monitor must be qualified in his or her respective field and their appointment/retention is subject to approval by the City. For instance, the Retained Monitor assigned to verify compliance with cultural resources Mitigation Measures should be an

archaeologist or a person trained to identify cultural resources and who is acceptable to the City

- p. **“Zoning Clearance”** means approval granted pursuant to 19.08.100 of the Buellton Municipal Code requisite to issuance of a building permit for authorized construction or land development activities.
5. **Interpretations and Exceptions.** The Planning Director is authorized to render decisions as to the applicability or interpretation of the conditions set forth herein, including minor changes, when the strict application of the conditions conflicts with the underlying purpose of the conditions or creates undue hardship or administrative burden. Any administrative change granted shall be subject to such conditions as will: (i) assure that the adjustment thereby authorized shall appropriately implement purposes and objectives of the original conditions; and (ii) not change or compromise the effectiveness of the original conditions. As an example, and for illustrative purposes only, the Planning Director may modify the implementation timing of specific conditions at the mutual convenience of the City and Applicant. Minor changes authorized pursuant to this condition shall not require separate processing of a formal amendment.
6. **Indemnity.** Applicant agrees, at its sole cost and expense, to defend, indemnify, and hold harmless the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third-party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul all, or any part, of the approval, decision or action of the City Council, Planning Commission, or other decision-making body, or staff action concerning the Project.
7. **Legal Challenge.** In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the Applicant in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action.
8. **Approval Limitations.** This approval is issued pursuant to the provisions of Title 19 of the Buellton Municipal Code and is subject to the foregoing conditions and limitations. Failure to comply with said conditions of approval may subject the Applicant to remedies and penalties specified in the Buellton Municipal Code.
9. **Compliance Costs.** All projects are subject to Project Inspection that is funded under existing permit fees. This condition shall serve as implementation of the Mitigation Monitoring and Reporting Program for the Mitigation Measures as well as the general conditions of approval set forth herein. The Applicant agrees to participate in this permit compliance program and to fund all reasonable expenses incurred by the City and/or City contractors for permit condition implementation,

reasonable studies, and emergency response directly and necessarily related to monitoring and enforcement of these permit conditions and applicable City ordinances. Any staff time spent in excess of the Applicant's current deposit will be billed to the Applicant and the Applicant shall reimburse City within 30 days of invoicing by City.

10. **Enforcement Costs.** In the event the City determines that it is necessary to take legal action to enforce any of the conditions of approval herein, and such legal action is taken, the Applicant shall be required to pay any and all costs of such legal action, including reasonable attorney's fees, incurred by the City, even if the matter is not prosecuted to a final judgment or is amicably resolved, unless the City should otherwise agree with the Applicant to waive said fees or any part thereof.
11. **Failure to Comply.** In the event that the Applicant fails to comply with any order of the City issued hereunder or any injunction of the Superior Court, it shall be liable in accordance with the provision of Section 1.32 of the Buellton Municipal Code.
12. **Access to Records and Facilities.** As to any condition that requires for its effective enforcement the inspection of records or facilities by City or its agents, the Applicant shall make such records available or provide access to such facilities upon reasonable notice from City
13. **Payment of Fees.** All applicable fees associated with development of the Project shall be paid by the Applicant at the time such fees become payable as provided by Buellton Municipal Code or otherwise stipulated in this approval (whichever date is sooner), and the amount payable shall be based on the those fee schedules adopted by the City and then in effect at the time such fees become payable.
14. **Acceptance of Conditions.** The Applicant shall acknowledge and agree to all conditions of this approval within 60 days of the notice of final action, evidenced by the Applicant's signature on the space provided at the end of this document. The Applicant shall record this document on title to the subject Property prior to or concurrently with the filing of a Zoning Clearance. The Applicant, and all successors or assignees, are responsible for complying with all conditions of approval. Any zoning violations concerning the installation, operation, and/or abandonment of the Project are the responsibility of the Applicant, and all successors or assignees.

B. ENVIRONMENTAL MITIGATION MEASURES

Air Quality

15. **AQ – 1: Location-specific Health Risk Assessments**
For future land use development permit applications within the Project area, a location-specific health risk assessment (HRA) shall be required if the development would place sensitive receptors, such as residences, within 500 feet of Highway 101. If the HRA indicates that the proposed development would

expose sensitive receptors to an unacceptable health risk resulting from its proximity to Highway 101, then additional mitigation that reduces health risk below standards recommended by SBCAPCD, such as MERV filtration, shall be incorporated into the development prior to permit issuance.

Monitoring:

Planning Department will verify at the time of future land use development permit approval and Zoning Clearance issuance that Mitigation Measure AQ-1 has been incorporated into the individual project/permit approval, as applicable.

Cultural Resources

16. **CR – 1: Halt Work Order for Archaeological Resources**

If unanticipated cultural resources are exposed during potential future developments within the Project area, all earth disturbing work within the vicinity of the find must be temporarily suspended until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. A representative should monitor any mitigation excavation associated with Native American materials.

Monitoring:

Planning Department will verify at the time of future land use development permit approval and Zoning Clearance issuance that Mitigation Measure CR-1 has been incorporated into the individual project/permit approval, as applicable.

Noise

17. **N – 1: Construction Noise Attenuation**

For all demolition and construction activity within the Project Area, noise attenuation techniques shall be employed as needed to ensure that noise remains within levels allowed by the City of Buellton construction noise standards (Section 8.04.030(G)(4)(d); 75 dBA Leq). Construction noise attenuation measures shall include:

- All construction equipment shall have properly maintained sound-control devices.
- No equipment shall have an unmuffled exhaust.
- All construction equipment powered by internal combustion engines shall be properly muffled and maintained.
- Unnecessary idling of internal combustion engines shall be prohibited.

As necessary to achieve the construction noise standard, contractors shall implement appropriate additional noise mitigation measures including, but not limited to, siting the stationary construction equipment away from residential

areas to the extent possible, shutting off idling equipment, rescheduling construction activity, notifying adjacent residents in advance of construction work, and installing temporary acoustic barriers around stationary construction noise sources.

Monitoring:

Planning Department will verify at the time of future land use development permit approval and Zoning Clearance issuance that Mitigation Measure N-1 has been incorporated into the individual project/permit approval, as applicable.

Transportation / Traffic

18. T – 1: Traffic Mitigation Fee Program

Developments within the Project area would be required to contribute to the City's traffic mitigation fee program to fund long-term programmatic improvements.

Monitoring:

Planning Department will verify at the time of future land use development permit approval and Zoning Clearance issuance that Mitigation Measure T-1 has been incorporated into the individual project/permit approval, as applicable.

C. ENGINEERING CONDITIONS

PRIOR TO GRADING PERMIT ISSUANCE:

19. **Improvement Plans.** Applicant shall cause to be prepared by a Civil Engineer, registered in the State of California, grading and utilities improvement plans, including, but not limited to, street, water, sewer, and storm drain improvements. An engineering cost estimate shall be submitted with the grading and improvement plans along with any calculations, signed/stamped certifications and plan check processing fees.
20. **Improvement Plan Requirements.** Plans 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.
21. **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.

22. **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.
23. **Erosion Control Plan.** Erosion Control Plans shall be completed and submitted to the City Engineer for review and approval. Appropriate BMP measures shall be undertaken at *all* times. This shall be in compliance with the Regional Water Quality Control Board requirements. NOI shall be filed. A SWPPP shall be developed for the project site 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.
24. **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 the reviews pre-development and post development flood conditions, recommendations to be implemented to minimize or resolve flood issues that may impact the proposed development and recommendations to be implemented that minimize or resolve flood issues outside of the development property that results from the proposed development. These recommendations shall be incorporated in the project improvement plans.

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 are no adverse effects of flooding to any properties.

25. **Stormwater.** Development shall be undertaken in accordance with conditions and requirements of the State of California Regional Water Quality Control Board. Project Grading and Storm Drain Improvement Plans shall identify and incorporate Best Management Practices (BMPs) appropriate to the uses conducted on-site and during construction to effectively mitigate storm water pollution during construction as well as post-construction.

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.

26. **Fire Department Review.** Applicant shall submit improvement plans for concurrent review with the Santa Barbara County Fire Department and shall provide documentation of submittal along with grading and utility improvement plans to the City Engineer. A copy of the Fire Department approval shall be submitted prior to issuance of grading permit.
27. **Right-of-Way Improvements.** Driveway, sidewalk, curb and gutter, street lighting, pavers and any other improvements made within the public right-of-way shall be shown on a separate sheet. These improvements shall utilize City of Buellton standard details and provide for ADA access.
28. **Driveway Widths and Drive Aisles.** All driveway widths shall match the corresponding drive aisle width and conform to City standards. Drive aisles have specific direction for flow of traffic and should be signed appropriately at the ingress/egress points.
29. **Agency Permits.** All applicable permits from other agencies such as USWF/DFG shall be obtained prior to grading permits issuance.
30. **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.
31. **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.

32. **Restaurants – FOG Program Compliance.** Any restaurant activities shall comply with City’s FOG Program and shall identify grease interceptors in grading improvement plans. If unknown at this time, applicant shall install a grease interceptor if any restaurant occupies any of the buildings.
33. **Utilities on Plans.** All utilities shall be shown on the plans. All proposed water (including irrigation and fire), sewer, drainage and dry utilities such as Comcast, PG&E, Gas, etc. shall be located per City standards, to the satisfaction of the Public Works Department.
34. **Water Improvement Plans.** Water improvements shall identify location of all backflow devices for the commercial buildings, irrigation and fire. Separate meters shall be required. If applicant wishes to utilize the existing water meter for service for building and irrigation, tee shall be past the backflow device. Water bills will not distinguish between landscape and domestic use, domestic use will be billed.

PRIOR TO BUILDING PERMIT ISSUANCE:

35. **Grading Permit.** The applicant shall obtain a grading permit from the City Engineer prior to obtaining a building permit.
36. **Rough Grading.** Rough grading certification by the geotechnical engineer shall be approved by the City Engineer prior to obtaining a building permit.
37. **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:

38. **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.
39. **Completion of Improvements.** The applicant shall complete all required improvements to the satisfaction of the City Engineer. The applicant shall furnish the mylar or a reproducible copy of the improvement plans to the City Engineer, modified to reflect field changes made during construction and stamped “As-Built Record Drawings.”
40. **Public Easement Dedication.** Any public easements requiring dedication shall be approved and accepted by the City prior to occupancy.
41. **Industrial Discharge.** If applicable, an Industrial Discharge permit for specific tenant improvements will be required prior to occupancy.

42. **Traffic Fees.** The applicant shall pay Traffic Mitigation Fees and other applicable fees prior to occupancy.
43. **Payment of Fees.** All fees and any unpaid balances from plan check or inspection and permits, shall be paid in full.

GENERAL CONDITIONS:

44. **Landscape Maintenance By Property Owner.** Landscaping along property frontage (including landscaping within the public right-of-way) shall be maintained by property owner in perpetuity.
45. **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.
46. **Utility Easements.** Existing and proposed easements for all utilities shall be located and described on the engineering plans.
47. **Avenue of Flags Public Improvements.** Applicant shall complete public improvements on the Ave of Flags frontage. Design of improvements shall match existing improvements on Ave of Flags such as pavers, pedestrian lights and appurtenant facilities. Applicant is responsible for the design, PG&E application and installation of pedestrian lights along their frontage.
48. **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

49. **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.
50. **Performance Standards.** The design, operation, and use of the Project and Property shall comply with all outdoor storage, trash collection design, performance standards, landscaping requirements, and lighting provisions of the Buellton Municipal Code. All exterior lighting shall be located and designed so as to avoid creating substantial off-site glare, light spillover onto adjacent properties, or upward illumination into the sky. In addition, the Property shall be maintained in strict compliance with the following additional standards.

- a. Use Limitations. No building or other improvement upon the Property shall be constructed, maintained, or used for any purpose other than that which is allowed by the Buellton Municipal Code or otherwise stipulated in the conditions of approval herein. Furthermore, the Property shall be maintained in strict compliance with the following additional standards:
- (1) Unobstructed Access. All driveways and areas designated for off-street parking shall remain accessible at all times. Except as allowed by revocable license approved by the City, parking shall not be allowed on driveways at anytime.
 - (2) Vehicle Repair. No disassembly, repair or any other work shall be performed on any vehicle, machine, motor, appliance or other similar device shall be allowed on any portion of the Property except or unless such work and device is wholly removed from public view.
 - (3) Exterior Storage. No storage of any goods, materials or equipment shall be permitted on the Property except within the confines of fully enclosed buildings.
- b. Prohibited Activities. No person owning, leasing, occupying or having charge or possession of the Property, or any portion thereof, shall maintain or use the premises in such a manner that any of the following conditions are found to exist:
- (1) Fire and Explosion Hazards. Storage and transportation of flammable or explosive materials, as defined by the County of Santa Barbara Fire Department, which are provided without adequate safety devices against the hazard of fire and explosion and adequate firefighting and fire-suppression equipment and devices, standard in the industry.
 - (2) Fissionable, Radioactivity or Electrical Disturbance. Storage or use of fissionable or radioactive material, if their use or storage results at any time in the release or emission of any fissionable or radioactive material into the atmosphere, the ground, or sewage systems, or any activities which emit electrical disturbances, affecting the operation at any point of any equipment other than that of the creator of such disturbance.
 - (3) Glare, Humidity, Heat and Cold. Direct or sky-reflected glare, whether from floodlights or from high temperature processes, or humidity, heat or cold that is produced and is perceptible without instruments by the average person at the Property line.

- (4) Liquid and Solid Wastes. Discharge at any point into any public sewer, private sewage disposal system, or stream, or into the ground, of any material of such nature or temperature as can contaminate any water supply, interfere with bacterial processes in sewage treatment, or otherwise cause the emission of dangerous or offensive elements, except in accordance with standards approved by the California Department of Public Health or such other governmental agency as shall have jurisdiction over such activities.
 - (5) Odors. Emissions of odorous gases or other odorous matter that are produced in nuisance quantities at the Property line.
 - (6) Particulate Matter and Air Contaminants. Emissions, including but not limited to, fly ash, dust, fumes, vapors, gases, and other forms of air contaminants which are produced from any facility or activity which are readily detectable without instrument by the average person at the Property line which can cause any damage to health, animals, vegetation or other forms of property, or which can cause excessive soiling at any point.
 - (7) Vibration. Ground vibration that is produced and is discernible without instruments to the average person at the Property line. Ground vibration caused by motor vehicles, trains, aircraft, and temporary construction or demolition work is exempted from this standard.
 - (8) Prohibition of Dangerous Elements. Land or buildings which are used or occupied in any manner so as to create any dangerous, noxious, injurious or otherwise objectionable fire, explosive or other hazard; noise or vibration; glare; liquid or solid refuse or waste; or other dangerous or objectionable substance, condition, or element in such a manner or such an amount as to adversely affect other uses.
 - (9) Noise. Unless otherwise conditionally allowed, no person shall operate or cause to be operated any source of sound at or on the Property, or allow the creation of any noise on the Property owned, leased, occupied or otherwise controlled by such person which causes the noise level when measured on any receiving property to exceed the noise level limits set forth by the Buellton Municipal Code as adopted and amended.
51. **Fire Department.** The Project is located within the jurisdiction of the County Fire Department and shall comply with all applicable standards of that agency.
52. **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.

53. **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.
54. **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.
55. **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.
56. **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).
57. **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. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should

be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.

- b. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
- c. Gravel pads must be installed at all access points to prevent tracking of mud onto public roads.
- d. If importation, exportation and stockpiling of fill material are involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
- e. After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
- f. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading for the structure.
- g. Prior to land use clearance, the applicant shall include, as a note on a separate informational sheet to be recorded with map, these dust control requirements. All requirements shall be shown on grading and building plans.
- h. All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
- i. Fleet owners of mobile construction equipment are subject to the California Air Resource Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13 California Code of Regulations, Chapter 9, § 2449), the purpose of which is to reduce diesel particulate matter (PM) and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles. For more information, please refer to the CARB website at www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.
- j. All commercial diesel vehicles are subject to Title 13, § 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.
- k. Diesel construction equipment meeting the California Air Resources Board (CARB) Tier 1 emission standards for off-road heavy-duty diesel engines

shall be used. Equipment meeting CARB Tier 2 or higher emission standards should be used to the maximum extent feasible.

- l. Diesel powered equipment should be replaced by electric equipment whenever feasible.
 - m. If feasible, diesel construction equipment shall be equipped with selective catalytic reduction systems, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California.
 - n. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
 - o. All construction equipment shall be maintained in tune per the manufacturer's specifications.
 - p. The engine size of construction equipment shall be the minimum practical size.
 - q. The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
 - r. Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite
58. **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.
59. **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.
60. **Avenue of Flags Specific Plan.** The Project shall be in conformance with the Avenue of Flags Specific Plan, including the Art Deco architectural style and any applicable Community Design Guidelines and Municipal Code requirements.

61. **Architectural Design.** The Project is designed as Art Deco. The architectural design of the buildings shall conform to that shown on the architectural elevations for the Project submitted on January 10, 2019; the color board submitted February 1, 2019; and the renderings submitted on February 1, 2019.
62. **Streetscape Improvements.** Streetscape improvements such as decorative sidewalk, decorative street lights, landscaping, street furnishings, trash and recycle bins, shall be in conformance with the Avenue of Flags Specific Plan to the satisfaction of the Planning Director as part of the Zoning Clearance process.
63. **Trash Enclosure Design.** The color and materials utilized for the Project's trash enclosure shall be consistent with the overall building design and may require further refinement to the satisfaction of the Planning Director as part of the Zoning Clearance process.
64. **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.
65. **Landscape and Irrigation Plans.** The final landscape and irrigation plans shall be in compliance with the City's Water Efficient Landscaping Ordinance and utilize species from the City's Approved Tree Planting List or to the satisfaction of the City Planning Director. Final Landscape Plans must include the Model Water Efficiency Landscape Ordinance statement to ensure compliance.
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. All trees shall be at a minimum size of 24 inch box. A letter from the landscape architect shall be submitted verifying compliance with the plans. The landscape and irrigation surety, less the one year maintenance portion, can be released at this time.
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 17-FDP-03 (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. However, if the approved plans and adjacent areas are unchanged, the Planning Director may grant one additional 12-month extension of time for construction of the Project. Start of construction is defined as:
 - a. All zoning and related approvals are effective; and
 - b. All required building and grading permits have been issued; and
 - c. The “foundation inspection” and “concrete slab or under floor inspection” as defined in the California Building Code or its successor have been made and received approval from the Building Department, i.e., all trenches must be excavated, forms erected, and all materials for the foundation delivered on the job and all in-slab or under floor building service equipment, conduit, piping accessories and other ancillary equipment items must be in place. Nothing in this definition shall be construed to alter the applicable legal standards for determining when vested property rights have arisen.
72. **Parking.** A total of 56 parking spaces, including 2 handicapped accessible spaces, plus 1 loading space must be provided for the Project. The parking layout of the Final Development Plan will need to be reconfigured prior to Zoning Clearance and will need to show the required number of 56 spaces, to the satisfaction of the Planning Director. 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 Master Sign Program of January 10, 2019, except that the aggregate sign area shall be a maximum of 365 square feet. If needed at the time of future individual sign permit approvals, the Planning Director may grant a minor deviation of 10% or less from the maximum aggregate sign area standards for the tenant wall signs. Any deviation from this Sign Program will require a separate Zoning Clearance from the Buellton Planning Department. The location of the directory signs shall

be depicted on project plans prior to zoning clearance. Any proposed sign lighting shall be dark-sky friendly.

74. **Masonry Block.** All masonry walls shall be split face block.
75. **Bike Racks.** Three bike racks, each accommodating 5 bicycles, for a total of 15 bicycles shall be provided as shown on the project plans.
76. **Lighting.** All new exterior lighting fixtures shall comply with the Art Deco style and any applicable requirements of the Community Design Guidelines, and shall protect dark skies. All lighting shall be LED or Inductive technology or other energy efficient type of lighting, consistent with what is indicated in the lighting specifications included with the project plans as submitted on January 10, 2019.
77. **Light Intensities.** Exterior light intensities, as measured at the property line, shall not exceed 2.0 candle-feet abutting the motel use to the north, and 0.5 candle-feet abutting the residential apartment use to the east. Light intensity along the western frontage of future Phase II residential uses shall not exceed 0.5 candle-feet at such time that Phase II is built. All exterior lighting to be fully-shielded and dark-sky friendly. Prior to Zoning Clearance, an updated Photometric Lighting Plan shall be required to demonstrate compliance with performance standards applicable to outdoor lighting for mixed-use projects (BMC § 19.18.024) and to provide documentation for dark-sky friendly fixtures.
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.

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.

GENERAL

79. **Height in Excess of 30 Feet.** Any structure that exceeds 30 feet in height shall meet the California Fire Code Appendix D105.
80. **Elevators.** If an elevator is installed for this project, the elevator car shall be able to accommodate a 24-inch by 84-inch ambulance stretcher in the horizontal, open position.
 - a. Emergency medical services symbols shall be placed on both sides of the elevator car door frame.
 - b. The symbol shall be a minimum of 3 inches high.

PRIOR TO BUILDING PERMIT ISSUANCE

81. **Fire Protection Certificate.** Fire Protection Certificate(s) will be required.

82. **Recorded Addresses.** Recorded addressing is required by the fire department.

PRIOR TO VERTICAL CONSTRUCTION

83. **Access.** Access shall be as shown shall be installed, made serviceable and maintained for the life of the project.
- a. Access plans shall be approved by the fire department prior to any work being undertaken.
 - b. Driveway shall have a minimum width of 24 feet.
 - c. Surface shall be paved.
 - d. Dead-end access exceeding 150 feet shall terminate with a fire department approved turnaround.
 - e. Fire access inspection shall be signed off by fire department.

PRIOR TO COMBUSTIBLE CONSTRUCTION

84. **Fire Hydrants.** One (1) new commercial fire hydrant shall be installed and one (10 fire hydrant upgraded and made serviceable.
- a. Fire hydrant installation plans shall be approved by the fire department. Submit 3 sets of plans to Santa Barbara County Fire Department.
 - b. Fire hydrant(s) shall be located per fire department.
 - c. Fire hydrants shall flow 1500 gallons per minute at a 20 psi residual pressure.
 - d. A water district permit and plan approval must be obtained prior to fire hydrant installation.
 - e. Commercial fire hydrant(s) shall consist of one 4-inch outlet and two 2 ½ - inch outlets.
 - f. No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by a fire department representative.
 - g. Water systems inspection shall be signed off by fire department.

PRIOR TO OCCUPANCY CLEARANCE

85. **Fire Lanes.** Signs indicating "Fire Lane - No Stopping" shall be placed every 150 feet as required by the fire department. Refer to current adopted California Fire Code.
86. **Fire Extinguishers.** Portable fire extinguishers are required and shall be in accordance with the current adopted Santa Barbara County Code Chapter 15.
87. **Fire Sprinkler System.** An automatic fire sprinkler system shall be installed as required by the fire department.
- a. Fire sprinkler plans shall be approved by the fire department prior to installation.
 - b. The fire department shall determine the location of any fire department connection (FDC) that may be required.
 - c. Fire Department Connection (FDC) shall be labeled per NFPA 13.

88. **Alarm System.** An automatic fire or emergency alarm system shall be installed.
- a. Automatic fire or emergency alarm system plans shall be approved by the fire department.
89. **Address Numbers.** Address numbers shall be a minimum height of 12 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 travelling in either direction.
 - e. If the driveway is over 150 feet in length or the building is obstructed from view at the access road and/or driveway, numbers shall be posted at all road and driveway intersections as is necessary
90. **Emergency Access.** A Knox Box entry system shall be installed for the building(s) as required by the fire department. A spare key shall be provided for the Knox box entry system as required by the fire department..
91. **Fees.** The applicant will be required to pay Fire Department Development Impact Mitigation Fees, in accordance with Chapter 15 of the Santa Barbara County Code. Payment shall be made according to the schedule of fees in place on the date fees are paid.

If you have any questions or require further information, please call Glenn Fidler, Captain, at 805-681-5528, or e-mail: planning.engineering@sbcfire.com

E. COUNTY OF SANTA BARBARA BUILDING DIVISION CONDITIONS

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

92. A Geology report prepared and signed by a California licensed geologist will be required.
93. 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..
94. *It appears an elevator will be required (2016 CBC 11B206.2.3 #1.2.) unless an accessible conference room available to all tenants is provided on the first*

floor. Provide a separate “Site Accessibility Plan”, showing accessible routes of travel between buildings, 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 exits equal to the same number of required exits. Provide civil plans for reference, architect of record must coordinate with the civil engineer to provide an accessible path of travel to the entrances on Avenue of the Flags from accessible parking. Provide accessible path of travel from the right of way to entrances.

95. Incorporate all discretionary conditions of approval and department conditions letters in the plans.
96. Incorporate compliance with the non-residential CA Green Code in the plans to include commissioning.
97. 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, exterior exit balconies and exterior exit stairs, shafts, incidental use areas, etc. Cite code sections indicating reasons assemblies are rated and fully detail continuity and fire resistive requirements for these elements to include protection of all penetrations.
98. Clearly show egress requirements for the building. Show occupant load, number of exits required for each space, story and building total, and number of exits provided. 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 the applicable provisions addressing those components. Egress balconies must comply with CBC 1021 and does not appear to comply at this time(10’ minimum to property line), exterior exit stairs must specify compliance with CBC 1027. Specify and detail an accessible path of travel to and from all entrances and exits to the public right of way for the same number of exits required.
99. Provide a plumbing fixture analysis and access to plumbing fixtures from all parts of the building within the maximum travel distances per the CPC.
100. Incorporate the conditions of approval by the Flood Plain Administrator into the plans.
101. Landscape plans which detail compliance with the current MWELo or City requirements (whichever are most stringent) will be required.
102. This review does not guarantee compliance with ADA, compliance with Federal access standards is solely the responsibility of the owner and architect.

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

G. FINANCE DEPARTMENT CONDITIONS

103. **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.

104. **Impact Fees.** The project applicant shall pay the water, sewer, and traffic impact fees in accordance with City requirements.

Project Applicant/Property Owner Acknowledgement of Required Conditions of Approval

Property Owner Signature

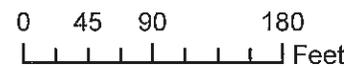
Date

Project Applicant/Agent/Representative Signature

Date



Attachment 1 - Vicinity Map



Legend

 City Parcels

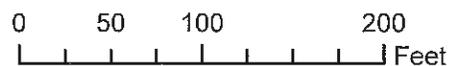
 Project Location

100-Year Flood Zone Map

518 Avenue of Flags - Mixed-Use Project



Subject Property



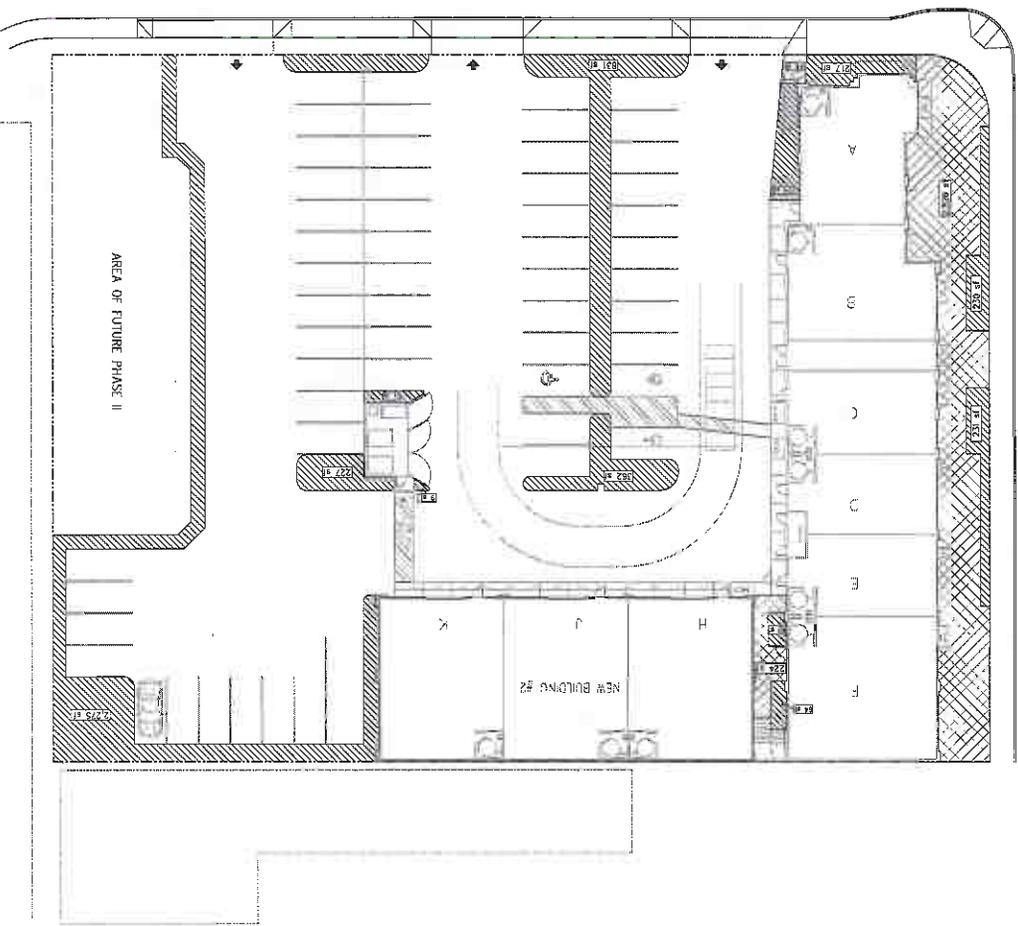
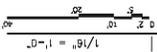
THIS PROPOSED PROJECT IS LOCATED AT 518 AVENUE OF FLAGS IN THE CITY OF BELLTOWN. THE SITE IS 22,000 SQUARE FEET (1.22 AC.) AND LOCATED AT THE NORTH EAST CORNER OF AVENUE OF FLAGS AND C AVENUE OF FLAGS. THE PROJECT WILL BE BUILT IN TWO PHASES AND SHALL CONSIST OF THE RETAIL AND OFFICE BUILDING PHASE ONE (PHASE I) AND THE RETAIL BUILDING PHASE TWO (PHASE II). THE RETAIL BUILDING PHASE ONE (PHASE I) WILL BE BUILT FIRST AND SHALL BE APPROXIMATELY 5,000 SQUARE FEET OF SHOWROOM SPACE FROM THE RETAIL, ADDITIONALLY BEHIND THE METAL BUILDING PHASE TWO (PHASE II) SHALL BE BUILT SECOND AND SHALL BE APPROXIMATELY 5,000 SQUARE FEET OF SHOWROOM SPACE. ALL THE NECESSARY PERMITS FOR THE ABOVE MENTIONED PHASES WOULD BE CONSIDERED AS PART OF PHASE I. THE RETAIL AND OFFICE USERS ARE SPACED SPACES THIS PER NUMBER OF SHOWERS AND DAYS/HOURS OF OPERATION ARE NOT KNOWN AT THIS TIME.

PHASE II WILL CONSIST OF SHOW MANAGEMENT UNITS AND WILL BE LOCATED AT THE REAR PORTION OF THE LOT (THIS WILL BE A SUBSEQUENT SUBMITTAL). ONCE PHASE II IS BUILT THE PARKING WILL NEED TO BE SUPPLEMENTED BY CITY PARKING THAT THE CITY OF BELLTOWN WILL PROVIDE US TO BUILD. THE PLACE AND NUMBER OF PARKING SPACES WILL BE COORDINATED WITH THE PLANNING DEPARTMENT.

PROJECT DESCRIPTION:

2ND STREET

SITE PLAN - PHASE I



SYMBOL LEGEND:

- DENOTES LANDSCAPE AREA
- DENOTES HARDSCAPE AREA

SITE DATA

SITE AREA FOR PHASE I		47,874 SF
LANDSCAPE		1,820 SF (4%)
HARDSCAPE		48 SF (0%)
TOTAL AREA		3,092 SF
LANDSCAPE/HARDSCAPE		2,270 SF (74%)
TOTAL LANDSCAPE/HARDSCAPE		7,881 SF
HEREFORE 0% HEREFOR 0%		

REVISIONS

No.	Description	Date

Archion Nevada expressly reserves all rights in this plan. This plan is not to be used for any other project without the written consent of Archion Nevada. All dimensions are in feet and inches. All dimensions are to the center of the pipe or the center of the structure. All dimensions are to the center of the pipe or the center of the structure. All dimensions are to the center of the pipe or the center of the structure.

Archion Nevada
 15271 Irvine Ave. Ste. 218
 Irvine, CA 92718
 TEL: (714) 820-0252
 FAX: (714) 820-3758

Project: Kerner
 518 Avenue of Flags LLC
 518 Avenue of Flags, CA
 BELLTOWN, CA

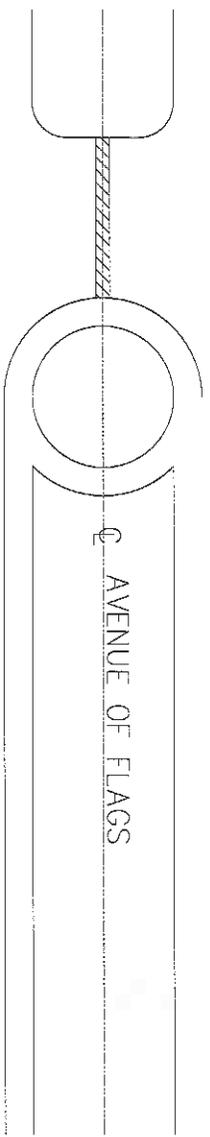
Sheet Title:
 LANDSCAPE AND HARDSCAPE CALCULATIONS

Revisions:
 No. Description Date

Job Number: 17-004
 Date: 10/17/2018
 Drawn:



Sheet No.

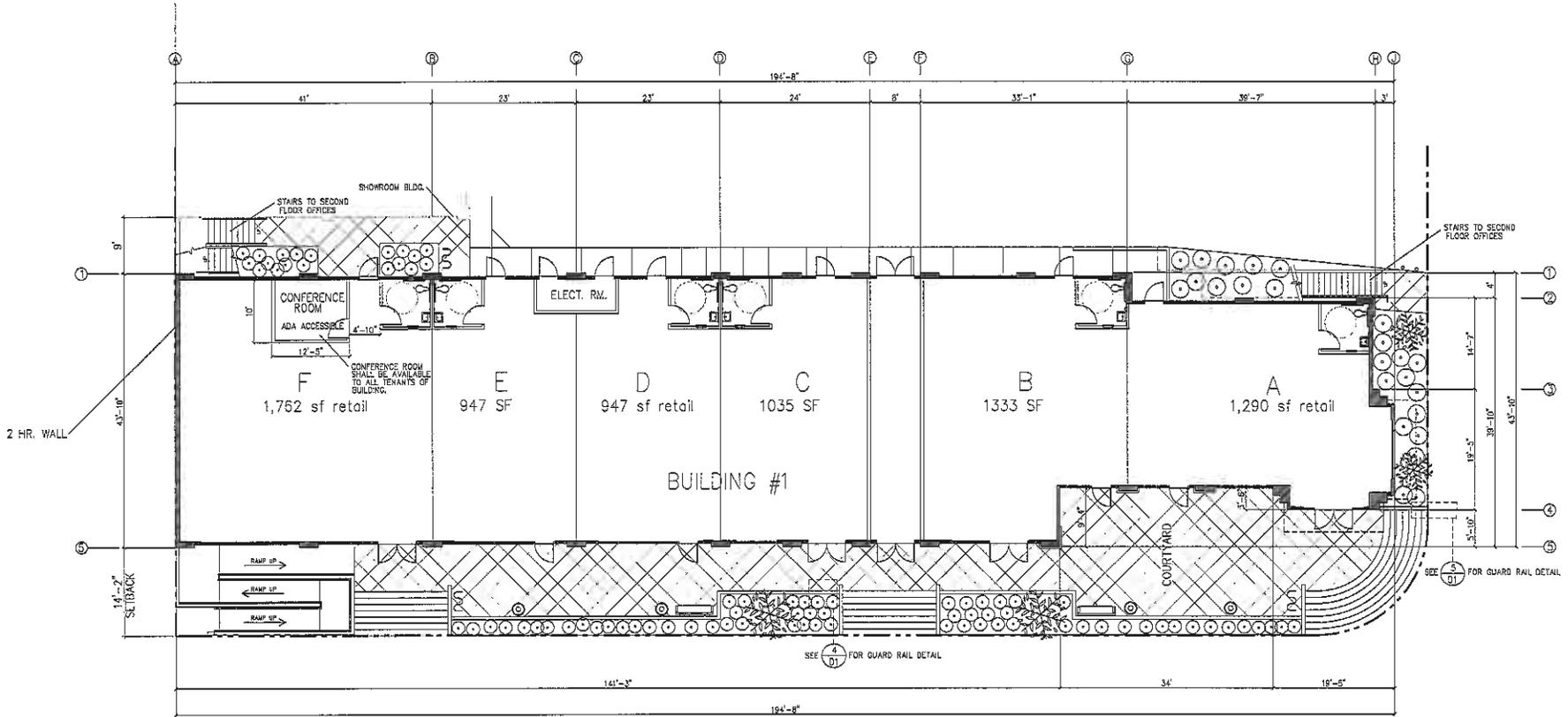
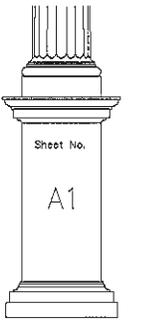


Revisions:

No.	Description	Date
1		
2		
3		
4		
5		

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Job Number: 37-004
Date: 12/12/18
Drawn:



**BUILDING #1
RETAIL FLOOR PLAN**
SCALE: 1/8"=1'-0"
2' 5' 10' 20' 30'



17671 Irvine Ave, Ste. 218
 Tustin, CA 92780
 TEL (714) 838-0157
 FAX (714) 834-3735

Project Name:
**518 Avenue
 of Flags LLC**
 Location:
 518 Avenue of Flags
 BUELLTON, CA

Sheet Title:
**OFFICE FLOOR
 PLAN**

Revisions:

No.	Description	Date

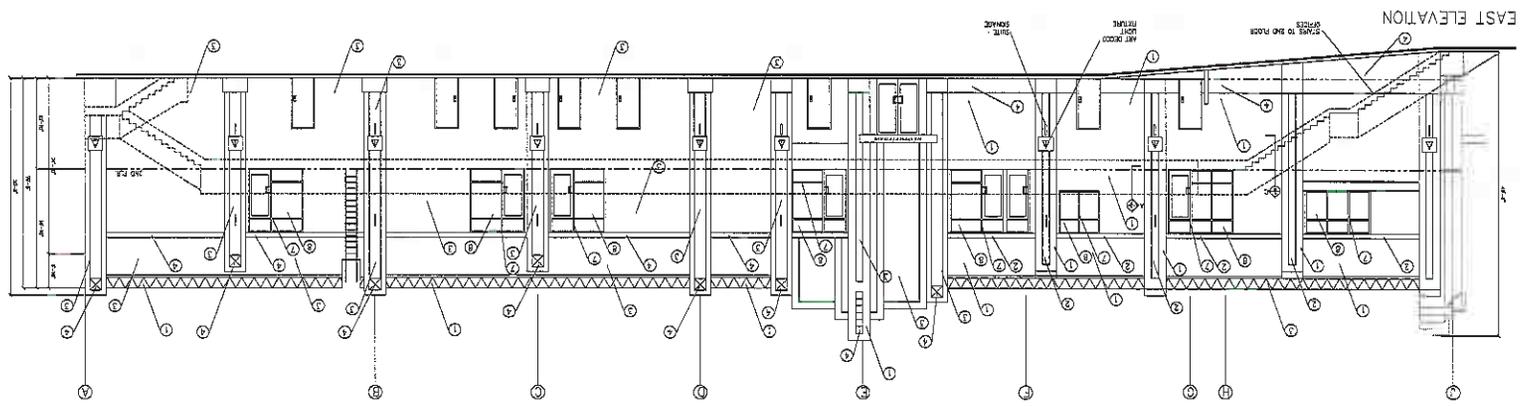
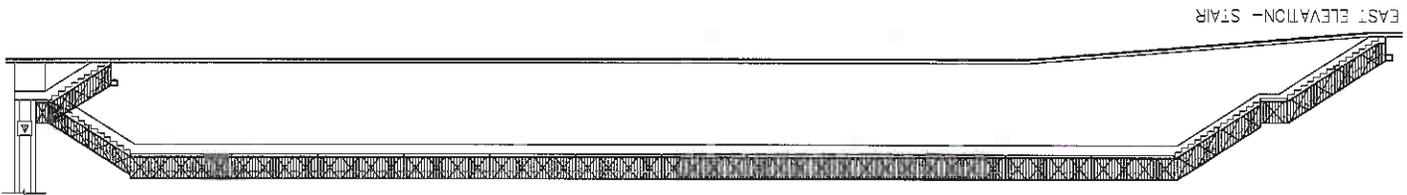
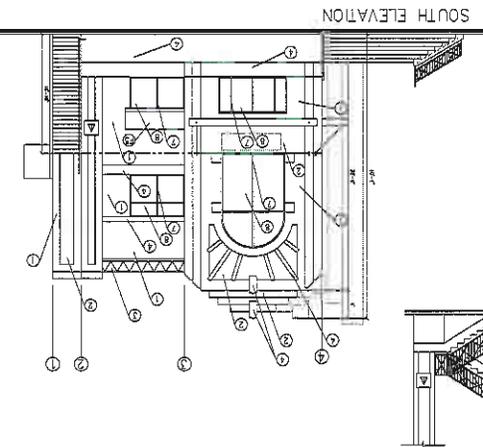
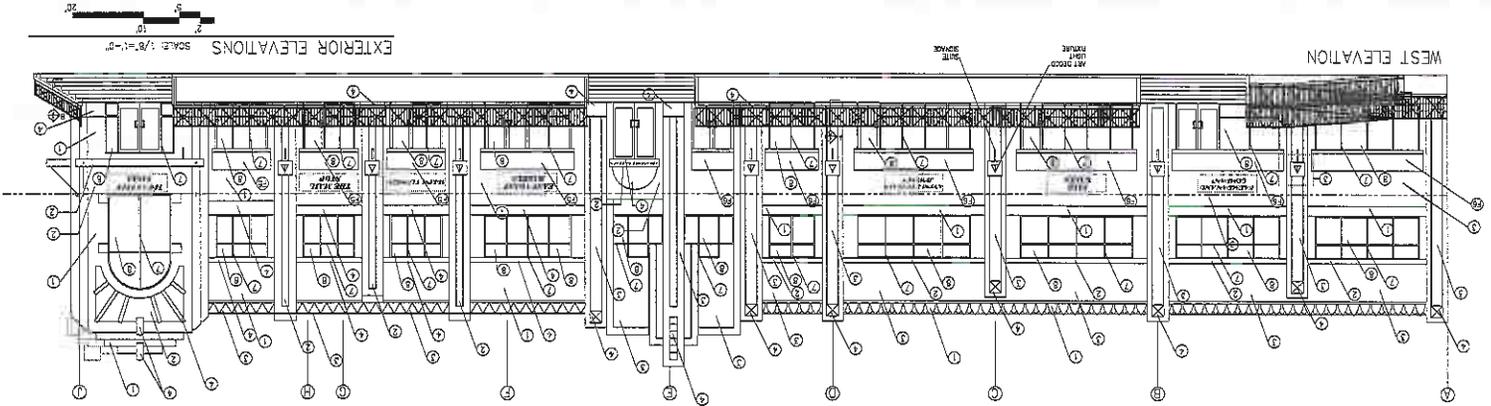
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Job Number: 37-04
 Date: 12/12/18
 Drawn:



BUILDING #1 7,738 sf
 2ND FLOOR OFFICE PLAN SCALE: 1/8"=1'-0"
 2' 10' 30'
 5' 20'





NOTES:
 1. COLORED ELEVATIONS WILL BE SUBMITTED FOR FINAL REVIEW.
 2. COLOR AND MATERIALS BOARD WITH RESOURCES TO THIS ELEVATIONS WILL BE SUBMITTED 3 WEEKS PRIOR TO PG MEETING.
 3. A THREE DIMENSIONAL COLOR RENDERING WILL BE SUBMITTED 3 WEEKS PRIOR TO PG MEETING.

- MATERIALS & COLORS**
- ① STUCCO - SHERWIN WILLIAMS SW 7000 PURE WHITE
 - ② ACCENT - SHERWIN WILLIAMS SW 6276 CLOUD GREY
 - ③ STUCCO - SHERWIN WILLIAMS SW 6743 NIGHT CONDOR
 - ④ ACCENT - SHERWIN WILLIAMS SW 6122 REAL BRONZE
 - ⑤ FERRIC ANVILING - SHERWIN WILLIAMS SW 6122 REAL BRONZE
 - ⑥ FERRIC ANVILING - SHERWIN WILLIAMS SW 6122 REAL BRONZE
 - ⑦ SHERWILLA FOREST GREEN
 - ⑧ LUMINOUS WHITE
 - ⑨ FOP CLASH
 - ⑩ CLEAR LOW-E



Project Name:
 518 Avenue of Figs LLC

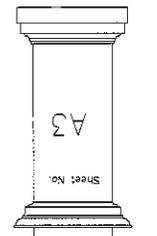
Location:
 518 Avenue of Figs
 BULLTON, CA

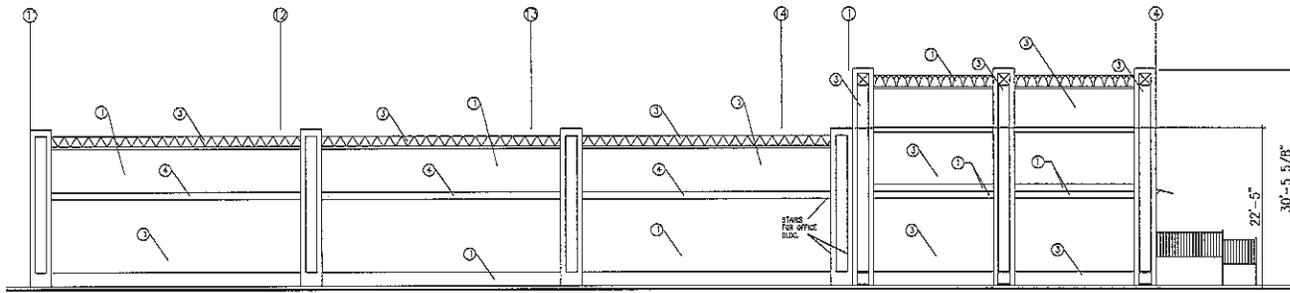
Sheet Title:
 EXTERIOR ELEVATIONS

Revisions:

No.	Description	Date

Job Number: 37-004
 Date: 10/17/2018
 Drawn:





NORTH ELEVATION

MATERIALS & COLORS

- ① STUCCO - SHERWIN WILLIAMS SW 7005 PURE WHITE
- ② ACCENT - SHERWIN WILLIAMS SW 6278 CLARK GREY
- ③ STUCCO - SHERWIN WILLIAMS SW 6743 MINT CONDITION
- ④ ACCENT - SHERWIN WILLIAMS SW 6132 REUC BRONZE
- ⑤ FABRIC AWNING - SURRELLA JOCKEY RED
- ⑥ FABRIC AWNING - SURRELLA FOREST GREEN
- ⑦ ALUMINUM MULLION MEDIUM BRONZE ANODIZED
- ⑧ W/C GLASS CLEAR LOW-E



17671 Irvine Ave. Ste. 218
 Las Vegas, NV 89130
 TEL: (714) 938-0167
 FAX: (714) 834-3735

Project Name:
**518 Avenue
 of Flags LLC**
 Location:
**518 Avenue of Flags
 BUELLTON, CA**

Sheet Title:
**EXTERIOR
 ELEVATIONS**

Revisions:

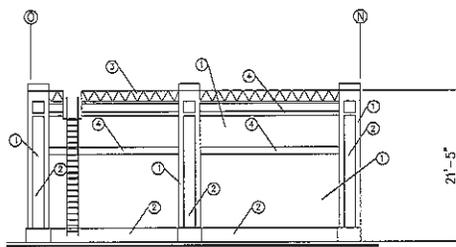
No.	Description	Date

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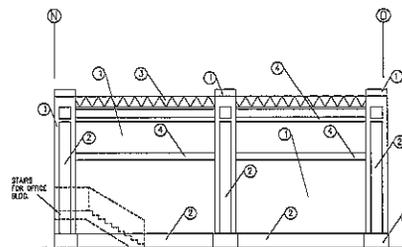
Job Number: 37-004
 Date: 12/12/18
 Drawn:



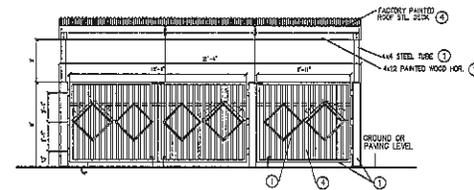
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A3.1



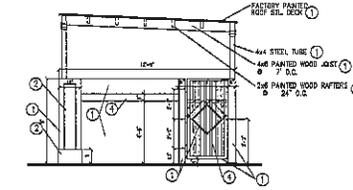
EAST ELEVATION



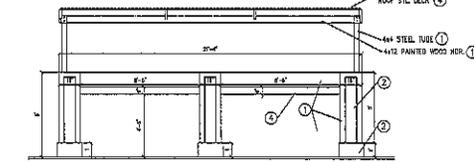
WEST ELEVATION



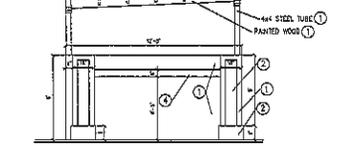
ELEVATION A
 TRASH ENCLOSURE 1/4" = 1'-0"



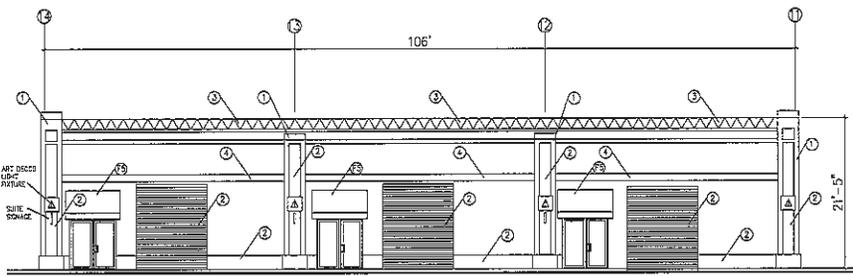
ELEVATION B
 TRASH ENCLOSURE 1/4" = 1'-0"



ELEVATION C
 TRASH ENCLOSURE 1/4" = 1'-0"



ELEVATION D
 TRASH ENCLOSURE 1/4" = 1'-0"

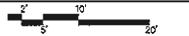


SOUTH ELEVATION

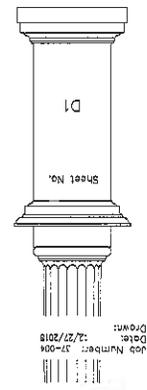
- NOTE:
1. COLORED ELEVATIONS WILL BE SUBMITTED FOR FINAL REVIEW.
 2. A COLOR AND MATERIALS BOARD WITH REFERENCE TO THIS ELEVATIONS WILL BE SUBMITTED 3 WEEKS PRIOR TO PC MEETING.
 3. A THREE DIMENSIONAL COLOR RENDERING WILL BE SUBMITTED 3 WEEKS PRIOR TO PC MEETING.

EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"



<p>SCALE</p>	<p>SCALE</p>	
<p>SCALE</p>	<p>SCALE</p>	<p>4 WALL LIGHT DETAIL 3</p>
<p>SCALE</p>	<p>6 GUARD RAIL SECTION C</p>	<p>3 TILE DETAIL</p>
<p>SCALE</p>	<p>5 GUARD RAIL SECTION B</p>	<p>SECTION 1</p>



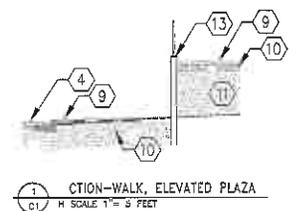
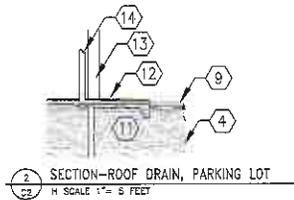
Sheet No. D1

Job Number: 17-004
 Date: 02/27/2018
 The information of Archadea is provided for your information only. It is not intended to be used for any other purpose. The user of this information is responsible for its accuracy and completeness. Archadea is not responsible for any errors or omissions in this information. The user of this information is responsible for its accuracy and completeness. Archadea is not responsible for any errors or omissions in this information.

Archadea
 17377 White Ave. Ste. 218
 Irvine, CA 92714
 TEL: (714) 938-0157
 FAX: (714) 938-0125

Project Name: 518 Avenue of Flags LLC
 Location: 518 Avenue of Flags BULLTON, CA
 Sheet Title:
 Revisions:
 No. Description Date

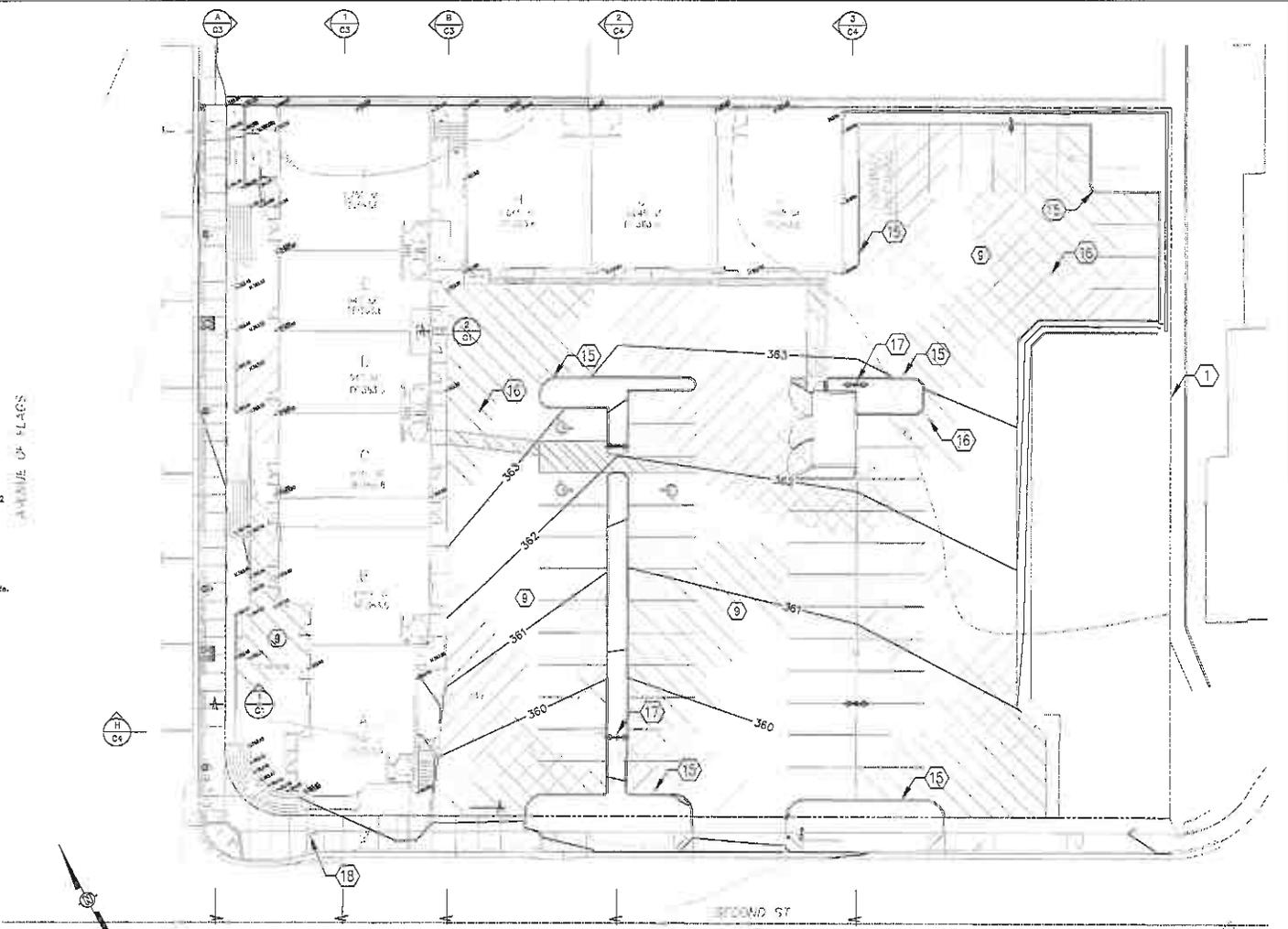
A B C D E F G H I J



- ① Property line.
- ② New fire hydrant. See Sheet C2.
- ③ Street improvements. See Sheet C2.
- ④ Existing grade.
- ⑤ Finish grade.
- ⑥ Offsets drainage swale. Profile 1/C5.
- ⑦ CMU screen wall. See 4/C4.
- ⑧ Relocated fire hydrant. See Sheet C2.
- ⑨ Fovers
- ⑩ 6" Import road base
- ⑪ Import fill (depth varies)
- ⑫ Rear entrance walkway with roof drain error
- ⑬
- ⑭
- ⑮ 6" A1-B concrete curb per City Std 302
- ⑯ Sewer clean out lid. See Sheet C8.
- ⑰ Pole light base. See Detail X/XX Roof drain drop line.
- ⑱ Relocated CATV pull box. Set lid to grade.

EARTHWORK

	GROSS CUT (CY)	GROSS FILL (CY)	IMPORT FILL (CY)
GRADING	0	4,778	3,412



0 15 30
SCALE: 1" = 15 FT

GRADING PLAN
H SCALE 1" = 15 FEET

NUMBER	DATE	REFERENCE DRAWINGS

NOTES:
Basis of Bearing: Bearing N30°41'01" E between City of Buxton Control Network points 2010-11 and 2010-12 as calculated from the map filed in Book 177 of Records of Survey, Pages 88 and 90. Horizontal datum based on CGS 83 1591.35 values. Vertical datum is based on NAVD 88 elevations determined by direct observation to Benchmark No. 2010-12, elevation 373.45.

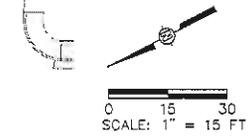
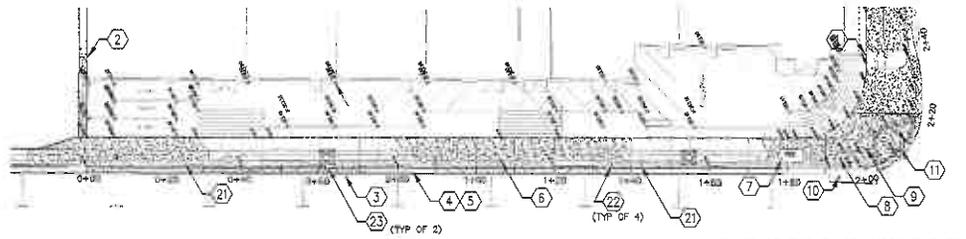
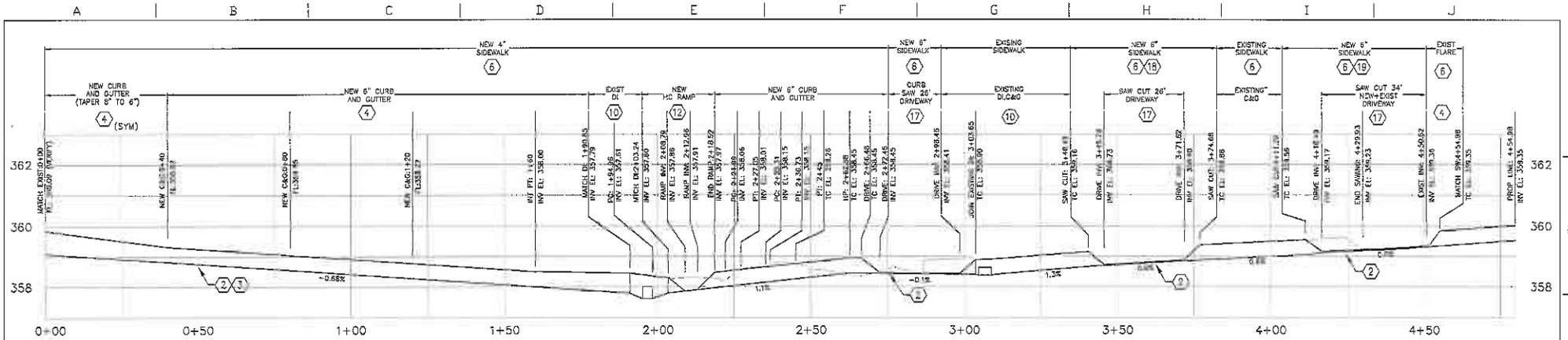


REV NO	DATE	REVISION	DESIGN ALL RIGHTS RESERVED	BY	APPD	APPROVED FOR CONSTRUCTION	DRAWN BY
0	9/25/17	PRELIMINARY REVIEW		HF	RB		
1	1/24/18	REVISE PER REVIEW COMMENTS		HF	RB		
2	6/19/18	SECOND PRELIMINARY REVIEW		HF	RB		
3	8/22/18	7/23/18 REVISION		HF	RB		
5	12/13/18	10/17/18 REVISION(2)		HF	RB		

GRADING PLAN
518 AVENUE OF FLAGS RETAIL CENTER

DESIGN NUMBER: 17020-C1

Attachment 3



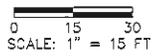
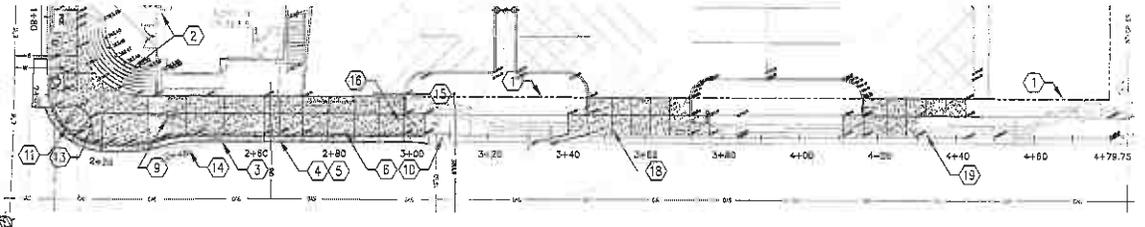
DETAIL NOTES

- 1 Property line.
- 2 Offset drainage swale. See Sheet C1. Profile on Sheet 1/C5.
- 3 Prepare subgrade per Notes 2 and 3. City Std 302. See Sheet D7.
- 4 Form and pour 8"-24 curb and gutter per City Std 302. See Sheet D7.
- 5 Piece joints per City Std 302.
- 6 Form and pour new sidewalk per City Std 302 and Detail 1/C7. Cross slope shall be 2 percent.
- 7 Protect PGE vault in place. Adjust cover to grade.
- 8 Protect existing water meter and vault in place. Adjust cover to grade. See 1" irrigation line downstream of meter. See landscape sheets.
- 9 Relocate below-grade GAV pull box to 2nd St location shown. Set lid to grade.
- 10 Existing crop inlet box. Protect in place.
- 11 Relocate existing fire hydrant per City Std 503 and 505. Place gate valve per City Std 509. Place invert based on City Std 517. See Sheet C7.

ABBREVIATIONS

- CS: cross slope
- Conc: concrete
- DI: drainage inlet box
- EP: edge of pavement
- FF: finish floor
- FL: flow line
- HP: high point
- INT: intermediate
- INV: invert
- LPI: curb and gutter lip
- LNDR: landing
- PC: point of curvature
- PT: point of tangency
- SG: subgrade
- SN: sanitary sewer
- SW: segmented masonry wall
- TC: top of curb
- TW: top of wall

AVENUE OF THE FLAGS IMPROVEMENTS
H SCALE 1" = 15 FEET



SECOND STREET IMPROVEMENTS
H SCALE 1" = 15 FEET

NUMBER	DATE	REFERENCE DRAWINGS

NOTES:



REV. NO.	DATE	REVISED	DESIGN ALL FEETS EXCEPT AS NOTED	BY	APP'D	APPROVED FOR CONSTRUCTION	DRAWN BY
0	9/25/17	PRELIMINARY REVIEW		HF	RB		
1	11/24/18	REVISE PER REVIEW COMMENTS		HF	RB		
2	6/19/18	SECOND PRELIMINARY REVIEW		HF	RB		
3	8/22/18	7/23/18 REVISION		HF	RB		
4	10/25/18	10/17/18 REVISION		HF	RB		
5	12/13/18	10/17/18 REVISION(2)		HF	RB		

PLAN AND PROFILE
STREET IMPROVEMENTS
518 AVENUE OF FLAGS RETAIL CENTER

ORANGE NUMBER
17020-C2

Attachment 3

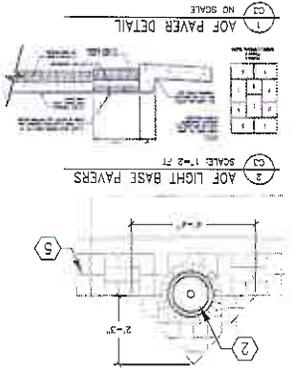
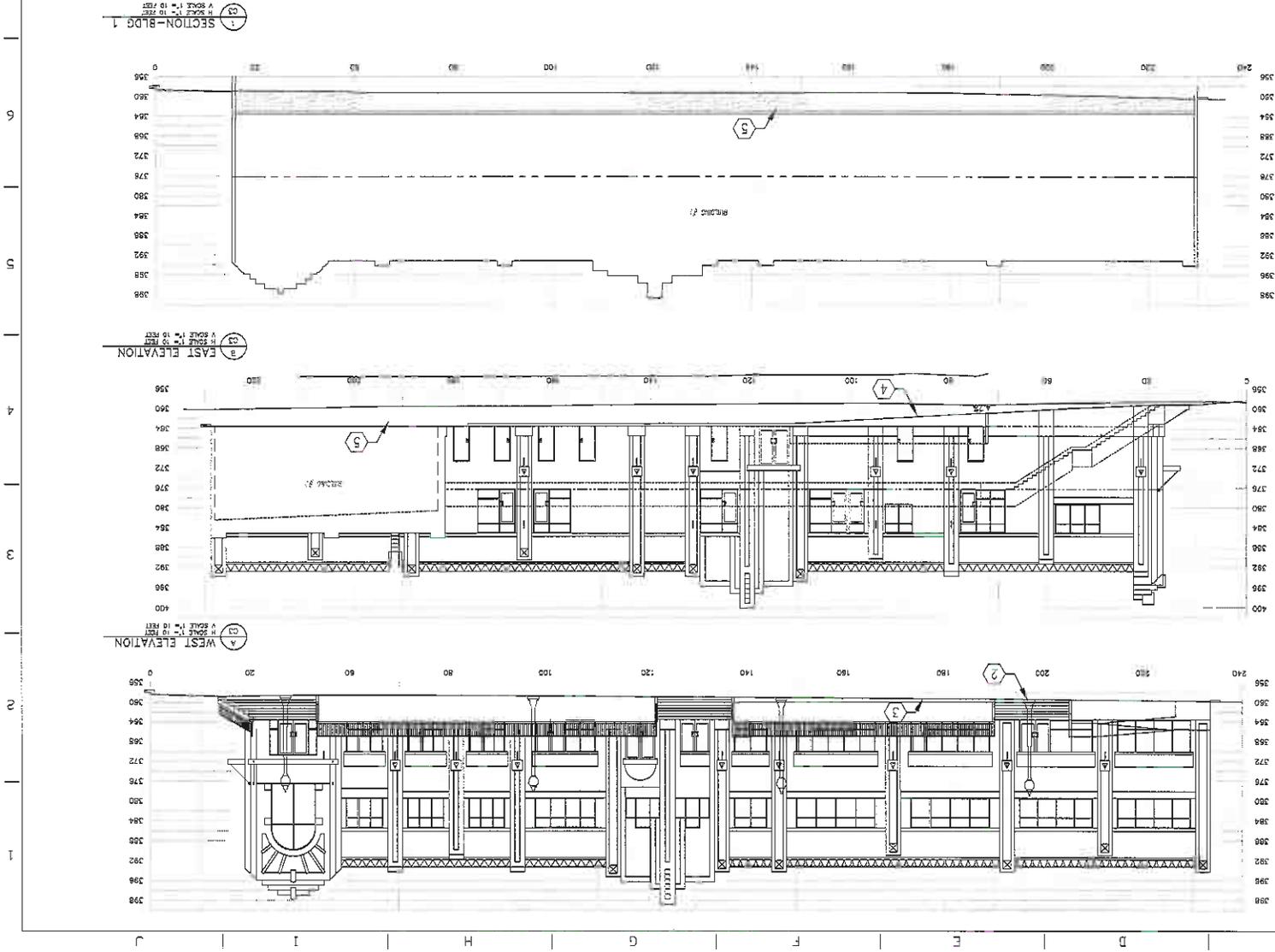
Attachment 3



GRADING SECTIONS
518 AVENUE OF FLAGS RETAIL CENTER
17020-C3

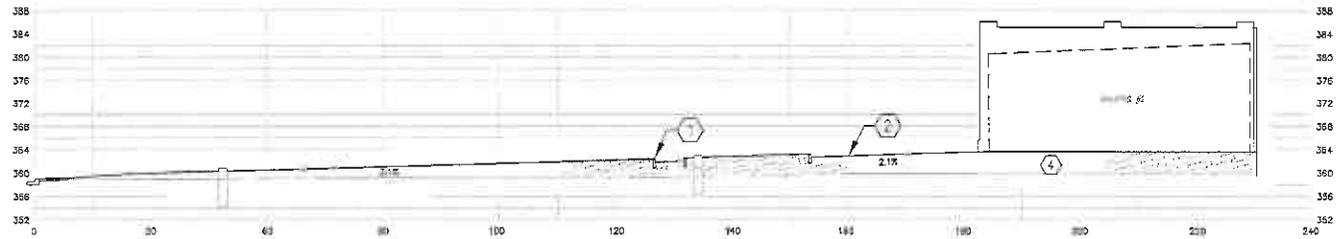
NO.	DATE	REVISION
0	9/16/17	PRELIMINARY-ISSUED FOR REVIEW
1	11/24/18	REVISE PER PRELIMINARY COMMENTS
2	6/19/18	SECOND PRELIMINARY REVIEW
3	8/22/18	1/23/18 REVISION
4	10/29/18	10/17/18 REVISION
5	12/13/18	10/17/18 REVISION (2)

NOTES: REFERENCE DRAWINGS



- DETAIL NOTES**
- 1) Inset pavers. See Detail 1/C2.
 - 2) Street light. See A.C.P.
 - 3) Sidewalk grade. See Sheet C2.
 - 4) Paver parking grade.
 - 5) Fill under building.

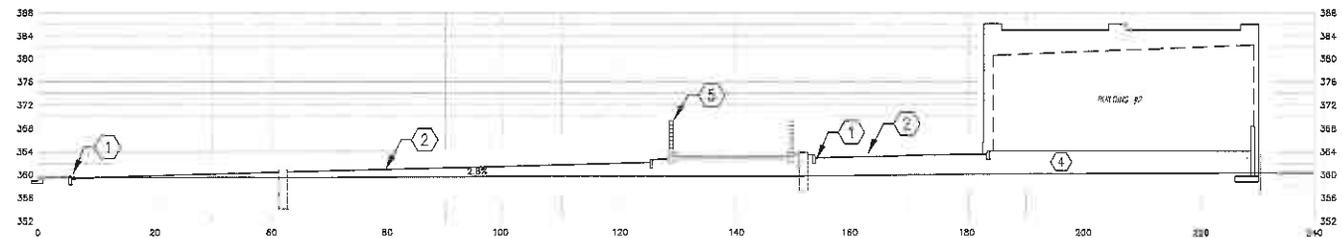
A | S | C | D | E | F | G | H | I | J



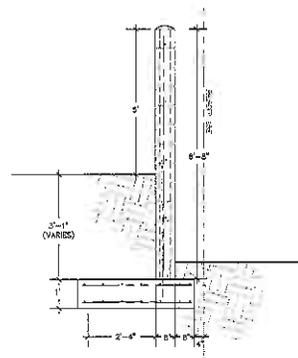
2 SECTION-PARKING
SCALE 1" = 10 FEET
SCALE 1" = 10 FEET

DETAIL NOTES

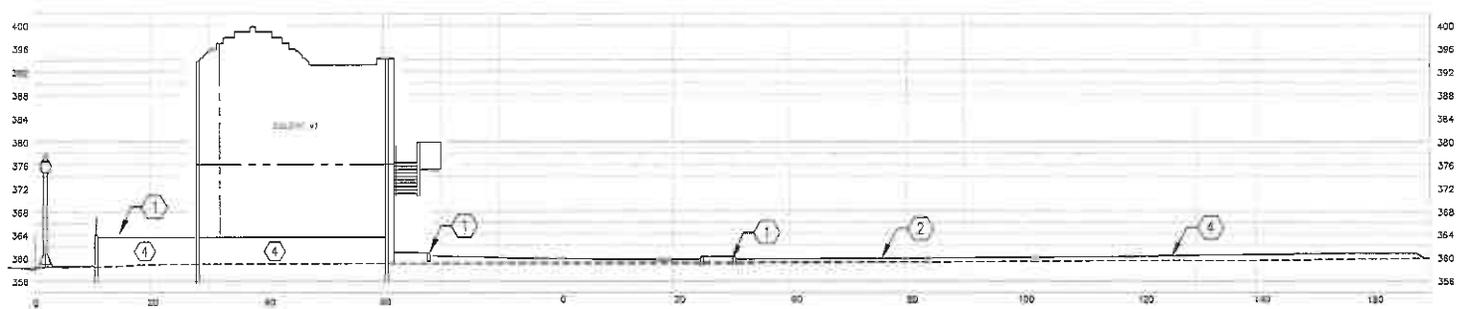
- 1 8" A1-6 curb wall per City Std 332
- 2 Pavers over 3" composted base. See 2/C1
- 3 Light pole base. See K/XX
- 4 Import fill
- 5 Reinforce CMU



3 SECTION-PARKING
SCALE 1" = 10 FEET
SCALE 1" = 10 FEET



4 SECTION-SCREEN WALL
SCALE 1/2" = 1 FOOT



5 SECTION-PARKING
SCALE 1" = 10 FEET
SCALE 1" = 10 FEET

NUMBER	DATE	REFERENCE DRAWINGS

NOTES:



REV. NO.	DATE	REVISION	DESIGN ALL ITEMS	BY	BY	APPROVED FOR CONSTRUCTION	DESIGN BY
0	9/18/17	PRELIMINARY-ISSUED FOR REVIEW					
1	1/24/18	REVISION PER REVIEW COMMENTS					
2	8/18/18	SECOND PRELIMINARY REVIEW					
3	8/22/18	7/25/18 REVISION					
4	10/28/18	10/17/18 REVISION					
5	12/13/18	10/27/18 REVISION(2)					

GRADING SECTIONS
518 AVENUE OF FLAGS RETAIL CENTER

17020-C4

Attachment 3

1
2
3
4
5
6
7

Attachment 3

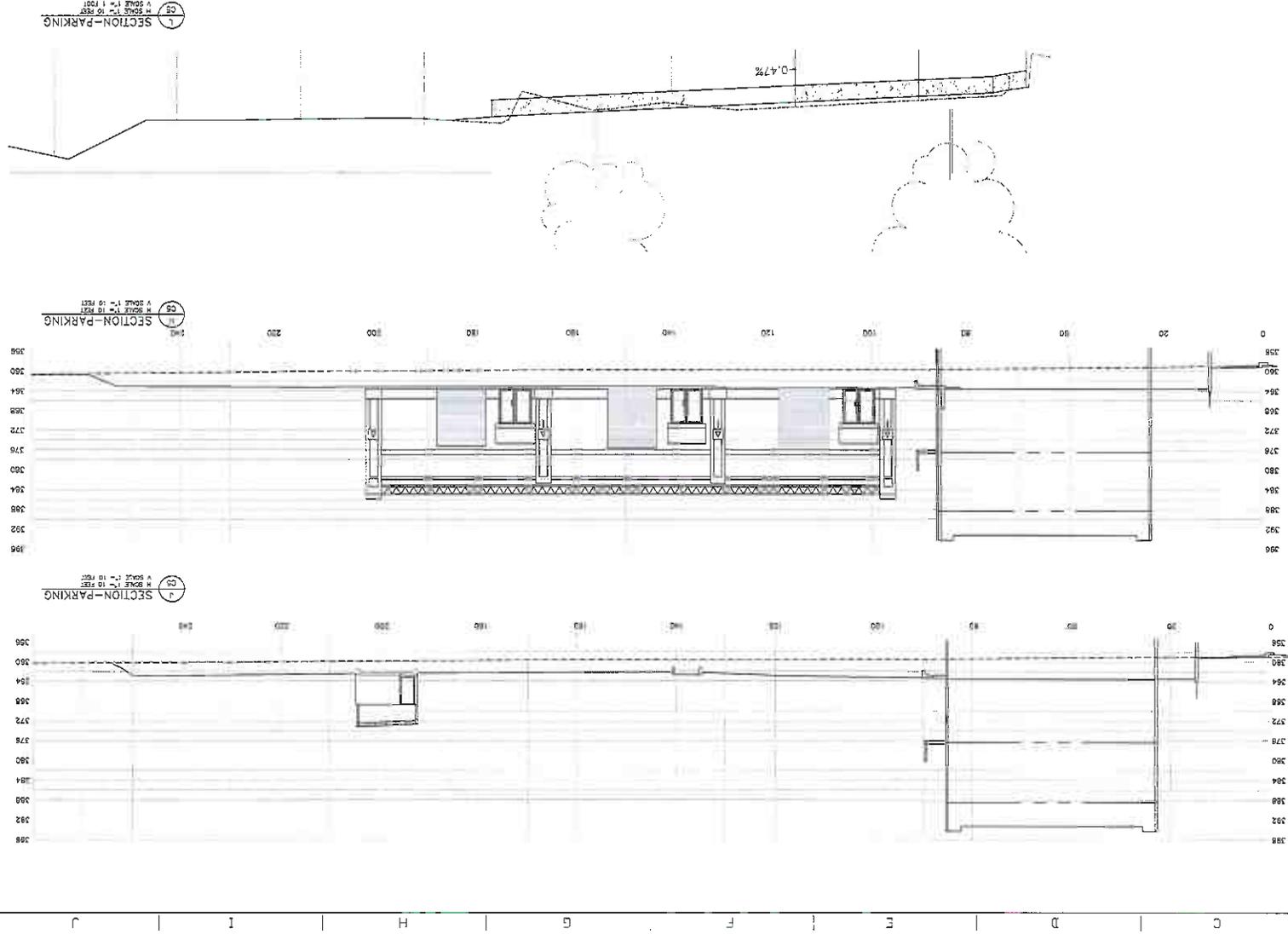


NOTES: REFERENCE DRAWINGS

NO.	DATE	REVISION
0	9/16/17	PRELIMINARY ISSUED FOR REVIEW
1	1/24/18	REVISE PER PRELIMINARY COMMENTS
2	6/19/18	SECOND PRELIMINARY REVIEW
3	8/22/18	7/23/18 REVISION
4	10/29/18	10/17/18 REVISION
5	12/13/18	10/17/18 REVISION(2)

17020-CS
GRADING SECTIONS
518 AVENUE OF FLAGS RETAIL CENTER

7
6
5
4
3
2
1



SECTION-PARKING
SCALE 1" = 10 FEET

SECTION-PARKING
SCALE 1" = 10 FEET

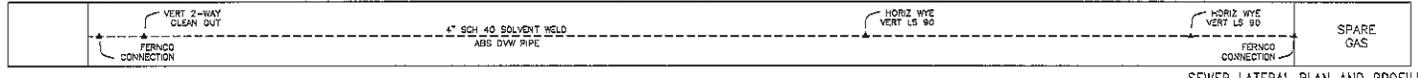
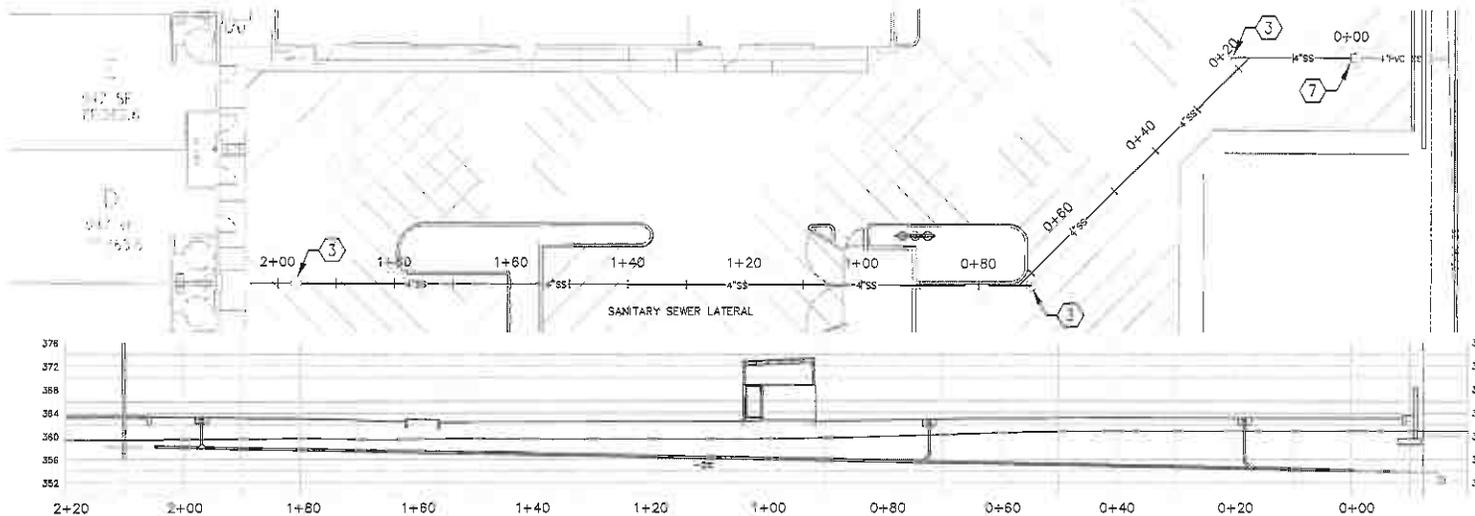
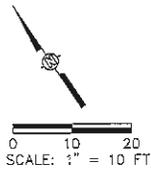
SECTION-PARKING
SCALE 1" = 10 FEET

A | B | C | D | E | F | G | H | I | J

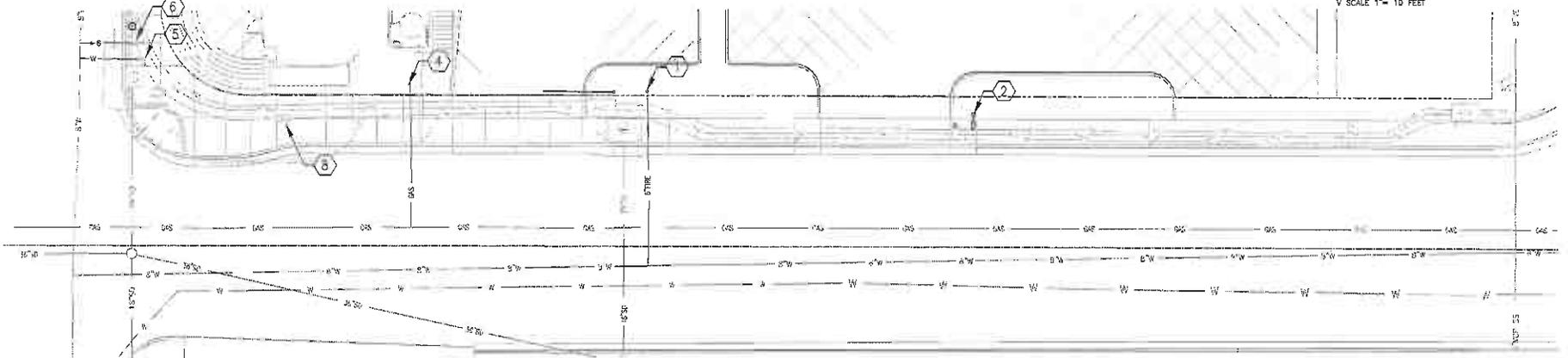
A | B | C | D | E | F | G | H | I | J

DETAIL NOTES

- ① Fire line and BFP location
- ② Existing city light pole and pull box. Protect in place
- ③ Sewer lateral cleanout box
- ④ Gas line
- ⑤ Existing culinary water meter. Provide 3/4 irrigation tap
- ⑥ Relocated fire hydrant.
- ⑦ Connect 4" lateral to existing sewer stub-in
- ⑧ Relocated CATV pull box



SEWER LATERAL PLAN AND PROFILE
 H SCALE 1" = 10 FEET
 V SCALE 1" = 10 FEET



SECOND ST CONNECTIONS
 H SCALE 1" = 10 FEET

NUMBER	DATE	REFERENCE DRAWINGS

NOTES:



REV. NO.	DATE	REVISION	DISTRICT ALL PRINTS	BY	APP'D	APPROVED FOR CONSTRUCTION	DRAWN BY
0	9/25/17	PRELIMINARY REVIEW	ISSUED DATE	HF	RB		MSF
1	1/24/18	REVISE PER REVIEW COMMENTS		HF	RB		
2	8/19/18	SECOND PRELIMINARY REVIEW		HF	RB		
3	8/22/18	7/23/18 REVISION		HF	RB		
4	10/28/18	10/17/18 REVISION		HF	RB		
5	12/13/18	10/17/18 REVISION(2)		HF	RB		

DESIGNED BY	
DRAWN BY	MSF
CHECKED BY	
DATE	
SCALE	
NOTED	
DATE	

UTILITIES PLAN
 518 AVENUE OF FLAGS RETAIL CENTER

DRAWING NUMBER
 17020-C6

Attachment 3

Attachment 3



PROJECT 17020-C7	SHEET NUMBER 17020-C7	DATE 10/17/18	REVISION 10/17/18 REVISION (2)	DATE 10/17/18	REVISION 10/17/18 REVISION						
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DETAILS

518 AVENUE OF FLAGS RETAIL CENTER

CITY OF BURLINGTON - DEPARTMENT OF PUBLIC WORKS STREET LIGHTING	CITY OF BURLINGTON - DEPARTMENT OF PUBLIC WORKS STREET LIGHTING	CITY OF BURLINGTON - DEPARTMENT OF PUBLIC WORKS STREET LIGHTING	CITY OF BURLINGTON - DEPARTMENT OF PUBLIC WORKS STREET LIGHTING	CITY OF BURLINGTON - DEPARTMENT OF PUBLIC WORKS STREET LIGHTING	CITY OF BURLINGTON - DEPARTMENT OF PUBLIC WORKS STREET LIGHTING	CITY OF BURLINGTON - DEPARTMENT OF PUBLIC WORKS STREET LIGHTING

A | B | C | D | E | F | G | H | I | J

1 | 2 | 3 | 4 | 5 | 6 | 7

NOTES: REFERENCE DRAWINGS

MAWA/ETWU CALCULATIONS

Enter values for your project or assume that:	
Total Landscape Area	4110
Turf	0
Low (Drought Tolerant)	1000
Moderate	1000
High (Irrigated)	0
Species Rich	0
Vegetative	0

MWEO STATEMENT
I agree to comply with the requirements of the water efficient landscape ordinance and to submit a complete landscape design and construction documents (including photos)

Michael J. Crisp, ASLA
MICHAEL J. CRISP, ASLA

WATER CONSERVATION STATEMENT

THE CONCEPTUAL LANDSCAPE PLAN, CONCURRENT WITH THE PLANTING AND IRRIGATION CONSTRUCTION DOCUMENTS, PLAN INSTALLATION, BLENDED SPECIFICATIONS AND NOTES, QUALIFIES THIS PROJECT AS ONE WHICH EMBRACES THE FOLLOWING CURRENT WATER CONSERVATION TECHNOLOGY AND METHODOLOGIES:

1. UTILIZATION OF STATE OF THE ART IRRIGATION CONTROLLER(S) ALLOWING FOR PRECISION INCREMENTAL WATER SCHEDULING IN ALL HYDROZONES.
2. USE OF DIRT-FREE AND/OR MEDICAL-FREE SYSTEMS ONLY.
3. INTEGRATED PLANT DESIGN. PLANT PRACTICES HAVE BEEN FORMED TO REFLECT PARALLEL WATER-USE REQUIREMENTS WITHIN EACH HYDROZONE OR ZONE.
4. PLANTS INSTALLED WITH MOISTURE RETENTIVE SOIL AMENDMENTS, SHADING STRONG ROOT AND PLANT GROWTH, WITH THE USE OF LESS WATER.
5. 3" DEEP MULCHING OF ALL PLANT BAYS AND PLANTING AREAS, INHIBITTING EVAPORATION.
6. USE OF LOW WATER USE PLANTS.

PROPOSED PLANT LIST

	SIZE	WUCOLS*	NOTES
ON-SITE TREES			
A	24" BOX	L	DECIDUOUS, FLOWERING
A	15 GAL	M	WHITE BARK, UPRIGHT FORM
B	24" BOX	L	ROUNDED FORM
STREET TREES			
C	24" BOX	L	LOW-BRANCH, FLOWERING
C	24" BOX	L	SMALL COLOR ACCENT
MEDIUM SHRUBS			
D	5 GAL	L	BURGUNDY FOLIAGE
E	5 GAL	L	CA. NATIVE, WHITE FLOWERS
E	5 GAL	L	RED NEW GROWTH
E	5 GAL	L	ROUNDED FORM
SMALL SHRUBS			
F	5 GAL	L	MAGENTA FLOWERS
G	5 GAL	L	VARIEGATED FOLIAGE
G	5 GAL	L	LAVENDER FLOWERS
G	5 GAL	L	YELLOW/GREEN FOLIAGE
PERENNIALS			
H	1 GAL	L	FLOWERING
I	1 GAL	M	ORANGE FLOWERS
J	1 GAL	L	PURPLE FLOWERS
J	1 GAL	L	FLOWERING
ACCENTS			
K	5 GAL	L	SUCCULENT
L	15 GAL	L	RED FOLIAGE, VERTICAL GROWTH
M	5 GAL	L	STRAP-SHAPED LEAVES
ORNAMENTAL GRASSES			
N	1 GAL	L	GREEN FOLIAGE
N	1 GAL	L	BLUE FOLIAGE FOLIAGE
O	1 GAL	L	VERTICAL TAN STALKS
O	1 GAL	L	STRAW COLORED STALKS
GROUND COVER			
P	1 GAL	L	WHITE FLOWERS
P	1 GAL	L	GREEN FOLIAGE
P	1 GAL	L	BLUE FLOWERS

*WUCOLS WATER USE CLASSIFICATION OF LANDSCAPE SPECIES IS A GUIDE TO HELP IDENTIFY IRRIGATION WATER NEEDS OF PLANT SPECIES. DEVELOPED BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION, CALIFORNIA DEPARTMENT OF WATER RESOURCES, 2000.

PHOTOS OF PROPOSED PLANT MATERIAL



KEYNOTE LEGEND #

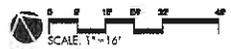
1. KEYNOTE PLANTER
2. WALL ATTACHED TO TRASH ENCLOSURE WALL
3. CITY APPROVED STREET TREE, 10" DBH
4. CITY APPROVED STREET TREE, 10" DBH
5. CITY APPROVED STREET TREE, 10" DBH
6. CITY APPROVED STREET TREE, 10" DBH
7. CITY APPROVED STREET TREE, 10" DBH
8. CITY APPROVED STREET TREE, 10" DBH
9. CITY APPROVED STREET TREE, 10" DBH
10. CITY APPROVED STREET TREE, 10" DBH
11. CITY APPROVED STREET TREE, 10" DBH
12. CITY APPROVED STREET TREE, 10" DBH
13. CITY APPROVED STREET TREE, 10" DBH
14. CITY APPROVED STREET TREE, 10" DBH
15. CITY APPROVED STREET TREE, 10" DBH
16. CITY APPROVED STREET TREE, 10" DBH
17. CITY APPROVED STREET TREE, 10" DBH

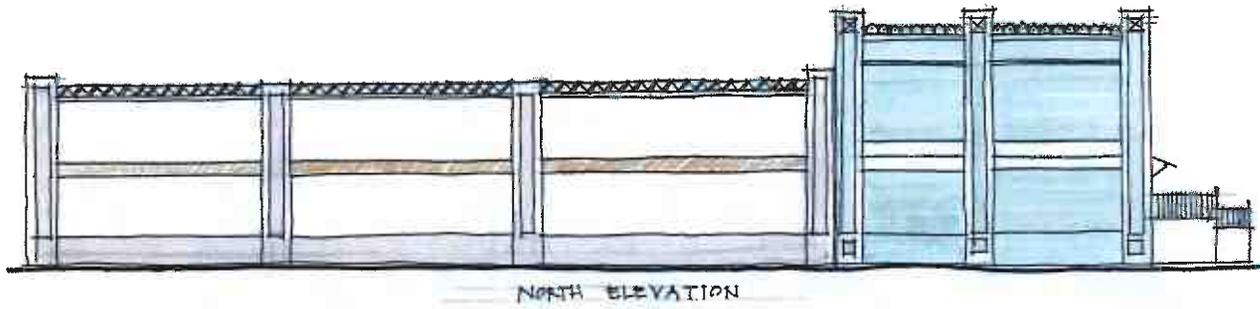
CONCEPT NOTES

1. PLANT MATERIAL WAS CHOSEN FOR ITS COMPATIBILITY WITH THE SEMI-ARID/DESERT CONDITIONS OF THE REGION AND SITE, TOLERANCE OF WIND, TOLERANCE OF DROUGHT CONDITIONS, LONGEVITY, SCREENING CAPABILITY, AND GENERAL ATTRACTIVENESS.
2. IRRIGATION SYSTEM SHALL BE DESIGNED FOR MAXIMUM WATER EFFICIENCY AND SHALL INCLUDE AN AUTOMATIC CONTROLLER, BACKFLOW PREVENTION DEVICE, AND LOW-QUALITY HEDG FOR TURF AND LARGE GROUPED COVER AREAS. A DIRT-FREE SYSTEM SHALL BE USED WHERE APPROPRIATE. TREES SHALL BE IRRIGATED ON SEPARATE BUBBLER SYSTEMS.
3. PLANT MATERIAL QUANTITIES, NARRATIVE SPECIFICATIONS, SITE DETAILS, AND MATERIAL DEFINITIONS WILL BE DETERMINED AND NOTED ON THE CONSTRUCTION DRAWINGS.



PHOTOS OF PROPOSED SITE AMENITIES





NORTH ELEVATION

NORTH ELEVATION - AT PROPERTY LINE

SCALE: 1/8" = 1'-0" 1

RA
 RAVATT ALBRECHT
 & ASSOCIATES, INC.
 ARCHITECTURE/INTERIOR
 MECHANICAL/ELECTRICAL
 SAN RAFAEL, CA

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 SAN LUIS OBISPO, CA 95070
 (805) 755-1100 FAX (805) 755-7170

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Revisions



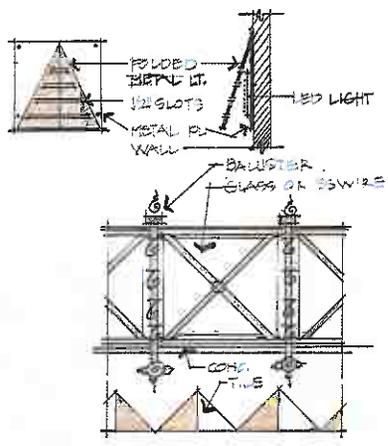
PROJECT
 518 AVENUE OF FLAGS

SHEET TITLE
 CONCEPTUAL
 ELEVATIONS
 AND DETAILS

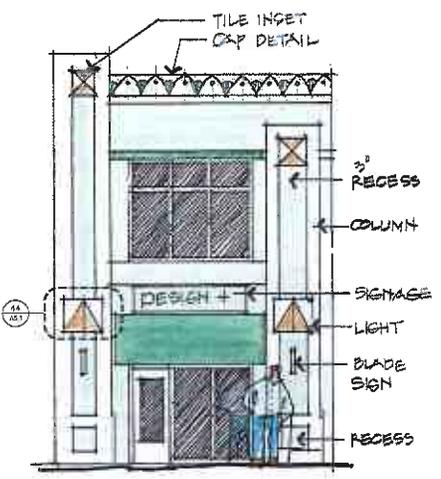
OWNER
 KAMRAN AMIRI
 88 AVENUE OF FLAGS
 BUELLTON, CA 93936

DATE: MARCH 6, 2008

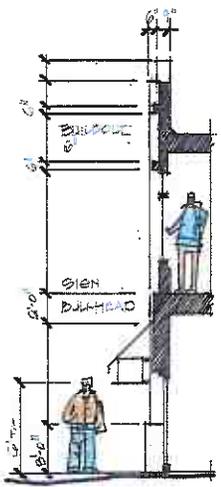
PROJECT MANAGER: CR
 JOB NUMBER: 14533



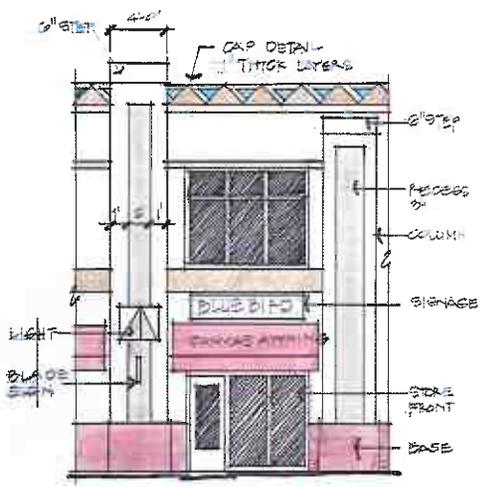
LIGHT AND GUARDRAIL DETAILS SCALE: 1/4" = 1'-0" 44



ELEVATION / DETAIL SCALE: 1/4" = 1'-0" 43



SECTION SCALE: 1/4" = 1'-0" 22



ELEVATION / DETAIL SCALE: 1/4" = 1'-0" 19



LOCAL PROJECT EXAMPLES

SCALE: N.T.S. 44

A5.1

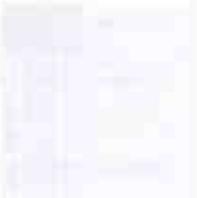
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Attachment 3

518 AVENUE OF FLAGS



P1 STUCCO:
SHERWIN WILLIAMS
SW7005 PURE WHITE



P2 ACCENT COLOR:
SHERWIN WILLIAMS
SW6278 CLOAK GREY



P3 STUCCO:
SHERWIN WILLIAMS
SW6743 MINT CONDITION



P4 ACCENT COLOR:
SHERWIN WILLIAMS
SW6132 RELIC BRONZE



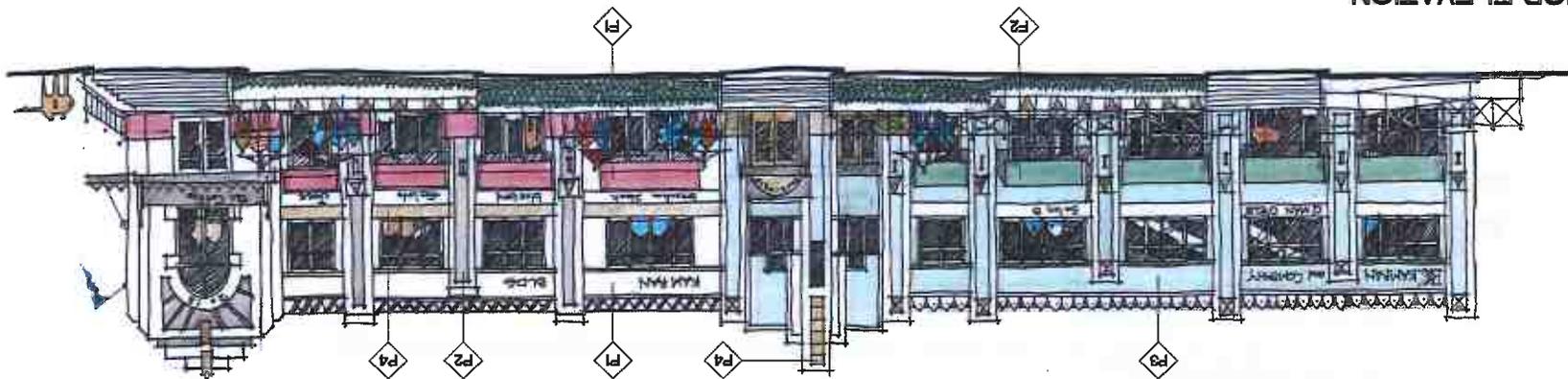
P1 FABRIC AWNING:
SUNBRELLA
JOCKEY RED



P2 FABRIC AWNING:
SUNBRELLA
FOREST GREEN



EXTERIOR ELEVATION



1



S:\data\SIGN\2018 PROJECT LOG\18278\Art Department\Design\Conceptual Design\18278 r2 Avenue of the Flags Buellton, CA.cdr

- r2 / 07-19-2018 / RS / Modify per Irma's & Connie's Redlines
- r3 / 09-06-2018 / MJD / Modify per Client Comments
- r4 / 12-11-2018 / MJD / Modify per Client Comments
- r5 / 12-13-2018 / MJD / Modify per Client Comments
- r6 / 12-27-2018 / MJD / Modify per Client Comments



Comprehensive Master Sign Criteria



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Project Name:
Avenue of the Flags

Project Address:
519 Avenue Of Flags
Buellton, CA 93108

Representative:
Matt DeRuyter

Customer Approval:

Designer's Name:
Randy Scheffer

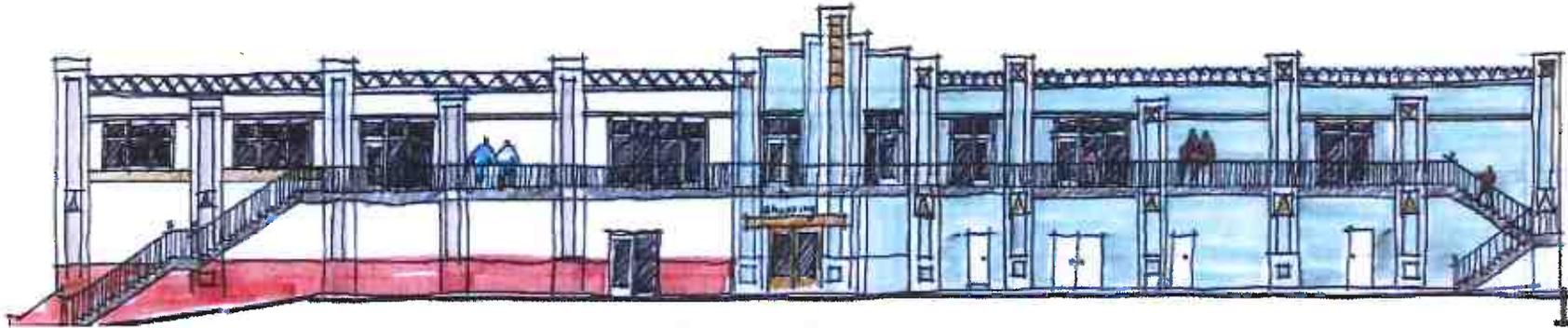
Design Date:
06-13-2018

Revision Date:
r1: 07-02-2018 MD
r2: 07-19-2018 RS
r3: 09/10/18 MJD
r4: 12/11/18 MJD
r5: 12/13/18 MJD

Project No: 18278 r6
Quote No: 80000
Work Order No: 18278.X

Page: 01

AVENUE OF FLAGS



PROJECT CONTACTS:

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 Santa Barbara, CA 93101
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 Phone: (805) 963-3016

ARCHITECT:

Ruben Burrola
 Archeion
 17671 Irvine Ave., Suite 218
 Tustin, CA
 Phone: (714) 938-0157

SIGN CONSULTANT:

SIGNS & SERVICES COMPANY, INC.
 10980 Boatman Ave.,
 Stanton, CA 90680
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 (714) 761-8200

SIGN CONSULTANT:

SIGNS ADVANTAGE, INC.
 2062 Business Center Dr., Suite 130
 Irvine, CA 92612
 Contact: Connie O'Connor
 (949)553-2433

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SUBMITTALS & APPROVALS

There is a formal process for the creation, review and approval of Tenant signs at Avenue of Flags. All Tenant's signage is subject to the Owner's, or their managing agent (hereinafter referred to as "Owner"), written approval. Approval will be granted based on the following:

1. Design, fabrication and method of installation of all signs shall conform to this sign program.
2. Proposed signage is in harmony with adjacent signage conditions and conforms with the design standards for Avenue of Flags.

A. SUBMITTAL TO OWNER:

Tenant shall submit four (4) copies of detailed shop drawings to Owner for approval prior to permit submittal or sign fabrication. Sign drawings are to be prepared by a California licensed sign contractor. Electronic copy (in PDF format) is OK. All signs must conform to the requirements of City of Buellton Planning Department, and this Tenant Sign Criteria.

Submittals shall include the following:

1. SITE PLAN:

Site plan of entire shopping center. The site plan must clearly identify the proposed tenant space within the overall center.

2. STOREFRONT ELEVATION:

Scaled elevation of Tenant's storefront depicting the proposed sign design and all the dimensions as they relate to the Tenant's storefront.

2. SHOP DRAWINGS:

Fully dimensioned and scaled shop drawings specifying exact dimensions, copy layout, type styles, materials, colors, means of attachment, illumination, electrical specifications, and all other details of construction. Section through letter and/or sign panel showing the dimensioned projection of the face of the letter or sign panel and the illumination.

If shop drawings are denied, Tenant must resubmit revised plans until

Owner's approval is obtained. Request to implement signs that vary from the provisions of this sign program will be submitted to the Owner for approval and then submitted to City of Buellton Planning Department for approval. The Owner may approve signs that depart from the specific provisions and constraints of this sign program in order to:

- a. Encourage exceptional design.
- b. Accommodate imaginative, unique and tasteful signs that capture the spirit and intent of this sign program.
- c. Mitigate problems in the application of this sign program.

B. SUBMITTAL TO CITY:

Tenant shall submit four (4) copies of detailed shop drawings at the time a Tenant is applying for sign permit. A full set of plans must be approved and stamped by the Owner prior to permit application. Tenant or their Sign Contractor must submit to City of Buellton Planning Department, and will be responsible for all applicable applications, permit fees for the Planning and Building departments.

Tenant and their Sign Contractor will not be permitted to commence installation of the exterior sign unless all of the following conditions have been met:

1. A stamped set of final drawings reflecting the Owner's and City's approval shall be on file in the Owner's office.
2. All sign contractors must be fully insured and approved by Owner prior to installation. Owner must receive the Sign Contractor's Certificate of Insurance.
3. The Owner must be notified 48 hours in advance prior to sign installation.

C. INSTALLATION:

Tenant's Sign Contractor shall install required signage within 45 days after approval of shop drawings. If signage is not in place by that date, Owner may order sign fabrication and installation on Tenant's behalf and at the Tenant's expense.

D. TENANT'S RESPONSIBILITY:

The Owner may, at their sole discretion and at the Tenant's expense, correct, replace, or remove any sign that is installed without written approval and/or that is deemed unacceptable pertaining to this sign program.

If the Tenant chooses to change their exterior sign at anytime during the term of their lease, then Tenant must comply with the requirements set forth herein and any future modifications, revisions or changes which have been made to this sign program for this center after the execution of their lease agreement.

Tenant shall be ultimately responsible for the fulfillment of all requirements and specifications, including those of the Owner, City, UL and the Uniform Electrical Code.

Tenant shall be responsible for the following expenses relating to signage for their store:

- Design consultant fees (if applicable).
- 100% of permit processing cost and application fees.
- 100% of costs for sign fabrication and installation including review of shop drawings and patterns.
- All costs relating to sign removal, including repair of any damage to the building.



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Avenue of the Flags

Project Address:
518 Avenue Of Flags
Buellton, CA 93108

Representative:
Matt DeRuyter

Customer Approval:

Designer's Name:
Randy Scheffer

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06-13-2018

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Project No: **18278 r6**
Quote No: **80000**
Work Order No: **18278.X**

Page: **03**

DESIGN GUIDELINES FOR TENANTS

The purpose of establishing these design guidelines is to ensure that each Tenant sign will contribute to the center's success. Signs integrated into the building design provide a personal quality that contributes to the ambiance of the center. Encouraged sign treatments include:

A. MATERIALS/FORMS

- Dimensional, geometric shapes or icon representing a tenant's product or services
- Sculpted wood or metal.
- Gold, silver or copper leaf or metallic paint finish.
- Painted, polished, or etched materials.
- Cut steel or fabricated steel.
- Dimensional letter forms with seamless edges.
- Oxidized and patina finishes

B. ILLUMINATION

Tenant signage must incorporate one or more of the following acceptable lighting methods subject to owner, and City approval.

- External flood lit illumination (i.e. Goosneck lamps)
- Reverse/halo-lit illuminated channel letters.

C. SIGN COLORS

All Tenants's colors must be approved by Owner, Governing Agencies and City prior to fabrication. To assist in achieving a harmonious blend of color throughout the center, the following guidelines are to be adhered to:

- Sign colors should be selected to provide sufficient contrast against building background colors and be compatible to them.
- Colors within each sign should be compatible.

D. TYPE STYLES AND LOGOS

The use of logos and distinctive letterstyles is encouraged for all tenant signs. Tenants may adapt established typetypes, logos and/or icons that are used on similar locations operated by them in the U.S. These images must be architecturally compatible and approved by Owner.

E. SIZES AND QUANTITIES

Sizes and quantities for tenant signs shall be outlined in this criteria for each sign type. Notwithstanding the maximum square footage specified for copy are allowances, adequate amounts of visual open space shall be provided around the wall signs so that they appear balanced and in scale in relation to their backgrounds.



EXAMPLE OF HALO-LIT SIGN



EXAMPLE OF EXTERNAL ILLUMINATED SIGN



EXAMPLE OF EXTERNAL ILLUMINATED SIGN



EXAMPLE OF HALO-LIT SIGN

FABRICATION REQUIREMENTS

The fabrication and installation of all signs shall be subject to the following restrictions:

- A. All signs shall be fabricated and installed with UL approved components in compliance with all applicable building and electrical codes and permits.
- B. Sign manufacture shall supply a UL label, as required by local authorities, in an inconspicuous location. In no case shall any manufacturer's label be visible from the street from normal viewing angles.
- C. Signs shall be made of durable rust inhibited materials that are appropriate and complementary to the building.
- D. All formed metal (i.e. letterforms) shall be fabricated using full weld construction.
- E. All signs shall be fabricated and installed with no visible screws, seams, rivets, or fastening devices. Finished surfaces shall be free from "oil canning" or warping.
- F. Separate all ferrous and non-ferrous metals. Stainless steel fasteners shall be used to secure ferrous to non-ferrous metals.
- G. Threaded rods or anchor bolts shall be used to mount sign letters that are spaced off from the wall or background. Mounts consist of all thread post and spacer sleeves for consistency. Spacers painted to match building color. All bolts and mounting devices shall consist of porcelain finished iron, stainless steel, aluminum or carbon bearing steel with painted finish. No black iron will be permitted. Angle clips attached to letter sides will not be permitted.
- H. Paint colors and finishes must be reviewed and approved by the Owner. Color coatings shall match exactly the specified colors

on the approved plans.

- I. Surfaces with color hues prone to fading (e.g., pastels, fluorescent, intense reds, yellows and purples) shall be coated with ultraviolet inhibiting clear coat in a matte, gloss or semi-gloss finish.
- J. All sign finishes shall be free of dust, orange peel, drips, and runs. Finishes should have uniform coverage and be of the highest quality (e.g., Matthews Paint Company (800) 323-6593).
- K. Surface brightness of all illuminated materials shall be consistent in all letters and components of the sign. Light leaks will not be permitted.



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Representative:
Matt DeRuyter

Customer Approval:

Designer's Name:
Randy Scheffer

Design Date:
06-18-2018

Revision Date:
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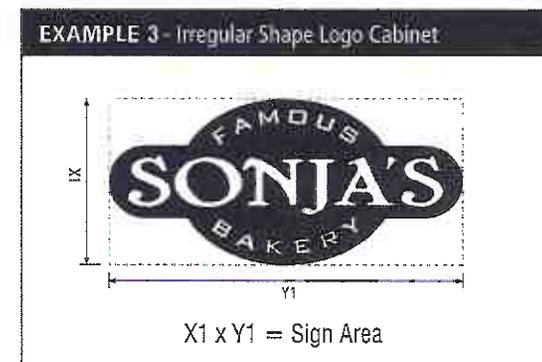
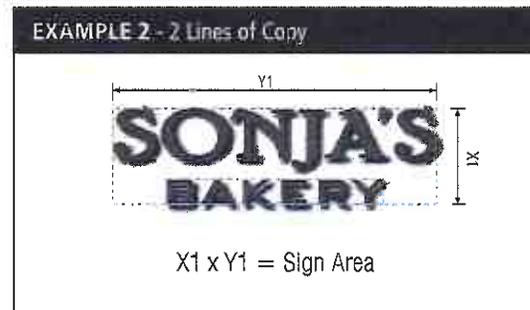
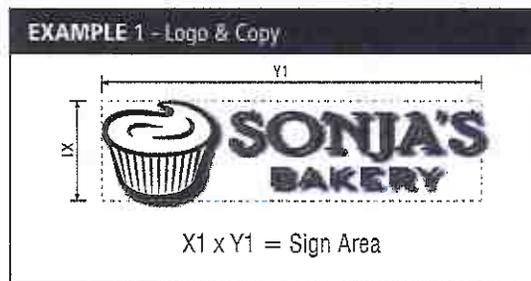
Project No: **18278 r6**
Quote No: **80000**
Work Order No: **18278.X**

Page: **05**

TENANT WALL SIGN SQUARE FOOTAGE CALCULATION

The following exhibits illustrate the methods of determining maximum square footages for letter form/logo area allowances.

Sign Area is calculated by multiplying (x) times (y) or be outlining the sign with not more than (4) four straight lines surrounded the outermost extents of the finish sign.



PROHIBITED SIGNS

All signs not specifically address in this criteria are prohibited unless approved in writing by the Owner and or his authorized agent will be allowed. Each special sign which varies from this criteria shall be evaluated on an individual basis, and approval shall be at the City and Owner's discretion. The following signs are prohibited:

- Signs projections beyond the sign area will not be permitted. The sign area to be within the limits as indicated in this sign criteria. Immoral or Unlawful Advertising: It shall be unlawful for any person to exhibit, post or displayed upon any sign, anything of an obscene, indecent, or immoral nature or unlawful activity.
- Outdoor advertising or advertising structures.
- Roof Signs.
- Awnings with lettering or tenant logos.
- Animated, audible or moving signs: Signs which move, swing, rotate, flash, except as provided in this text.
- Vehicle Signs: Signs affixed or on trucks, automobiles, trailers and other vehicles which advertise, identify or provide direction to a use or activity not related to its rightful use, are prohibited.
- Off premise signs: (other than directional signs) installed for the purpose of advertising a project, event, person or subject not related to the premises upon which said sign is located. Such sign may be allowed upon Owner approval.
- Signs consisting solely of an internally illuminated metal cabinet or box.
- Internally illuminated front-lit channel letters
- Exposed conduits and raceways.
- Electrified neon attached to glass tubing surrounds or crossbars.
- Front lighting fixtures that compete with storefront design.
- Inflatable Signs. Blimps, balloons, etc.

- Obscene Signs. Signs that contain indecent or immoral language or graphics.



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Designer's Name:
Randy Scheffer

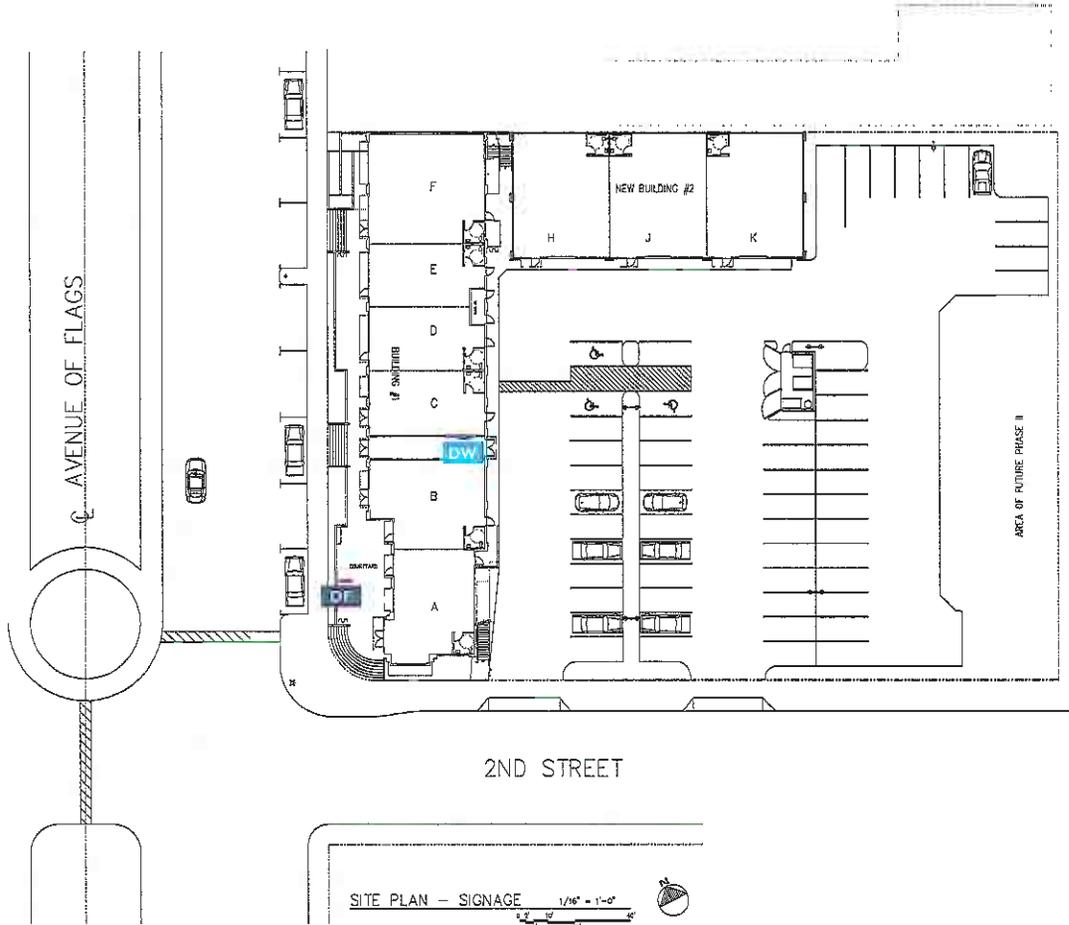
Design Date:
06-13-2018

Revision Date:
r1: 07-02-2018 MD
r2: 07-19-2018 RS
r3: 09/10/18 MJD
r4: 12/11/18 MJD
r5: 12/13/18 MJD

Project No: **18278 r6**
Quote No: 80000
Work Order No: 18278.X

Page: **07**

SITE PLAN

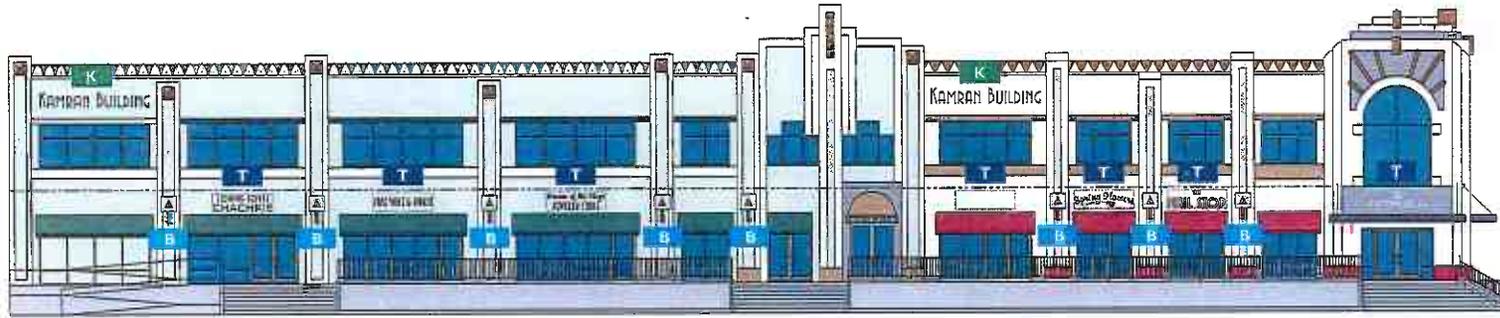


SIGN LEGEND

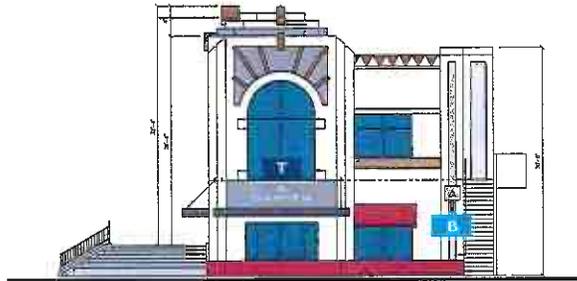
- K Kamran Building Wall Sign (See Pages 9-10 for Locations)
- T Tenant Wall Sign (See Pages 9-10 for Locations)
- B Tenant Blade Sign (See Pages 9-10 for Locations)
- DF Directory - Freestanding
- DW Directory - Wall



ELEVATIONS - BUILDING I



WEST ELEVATION
SCALE: 1/16" = 1'-0"



SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

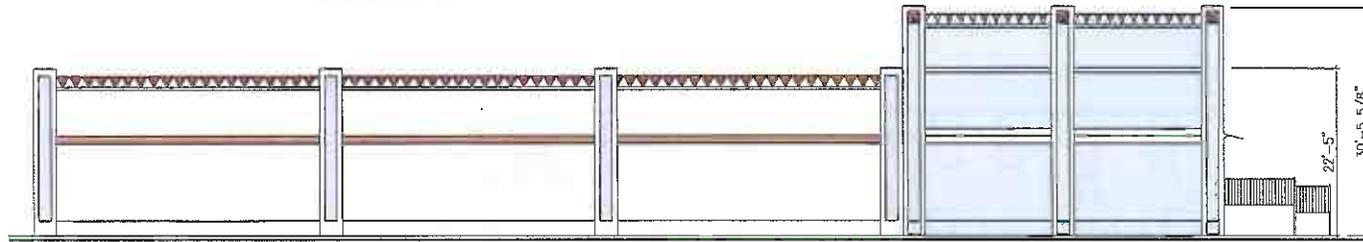
SIGN LEGEND

K	Kamran Building Wall Sign (See Pages 9-10 for Locations)
T	Tenant Wall Sign (See Pages 9-10 for Locations)
B	Tenant Blade Sign (See Pages 9-10 for Locations)
DF	Directory - Freestanding
DW	Directory - Wall



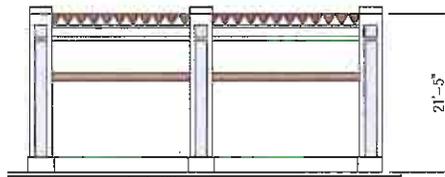
EAST ELEVATION
SCALE: 1/16" = 1'-0"

ELEVATIONS - BUILDING 2



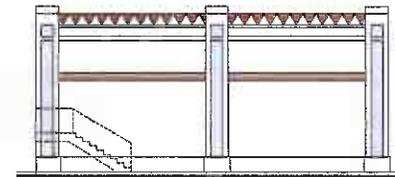
NORTH ELEVATION

SCALE: 1/16" = 1'-0"



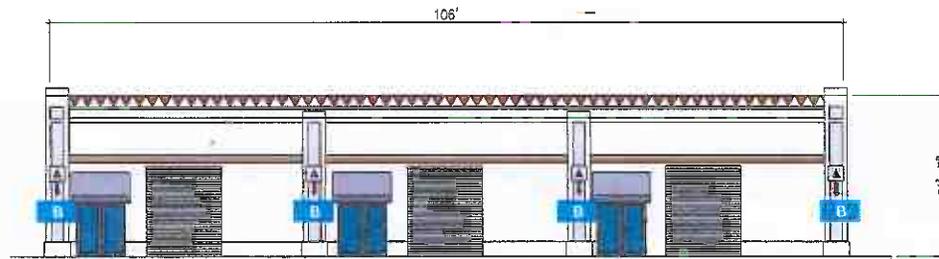
EAST ELEVATION

SCALE: 1/16" = 1'-0"



WEST ELEVATION

SCALE: 1/16" = 1'-0"



SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

SIGN LEGEND

	Tenant Wall Sign
	Tenant Blade Sign
	Directory - Freestanding
	Directory - Wall

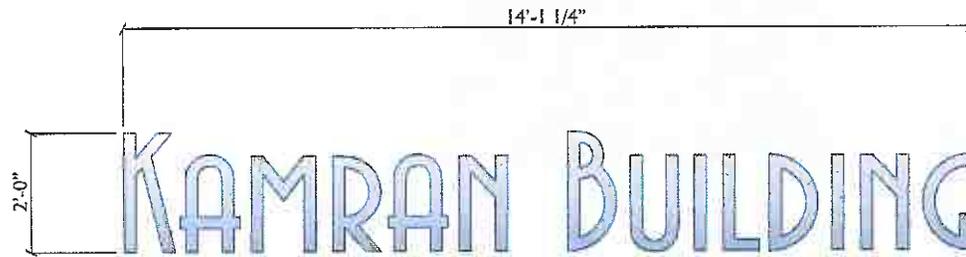
K EXHIBIT A: KAMRAN BUILDING WALL SIGNS

KAMRAN BUILDING SIGN GUIDELINES:

SIGN AREA: 28.2 Square Feet

SIGN TYPE: Illuminated Reverse "Haio-Lit" Channel letters. Letters to be 4" deep and spaced off wall 1/2". Letters to be painted brushed aluminum. Illumination to be 6500K White LED.

NOTE: All signs are subject to review and approval of City of Buellton Planning Department and Landlord.



WEST ELEVATION
SCALE: 1/16" = 1'-0"

T EXHIBIT B: TENANT WALL SIGN

TENANT WALL SIGN GUIDELINES:

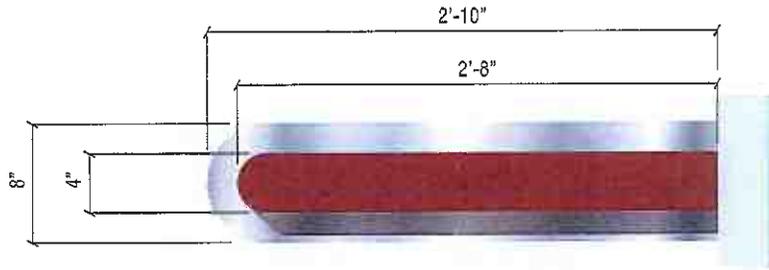
- SIGN AREA: Allowable Tenant wall sign area shall be calculated at 1.00 sf per linear Primary lease frontage.
- MAX WIDTH: 75% of lease frontage.
- MAX HEIGHT: Max. letter height not to exceed 24" tall for Letters. No sign can exceed 75% of total height of unobstructed wall elevation.
- MAX NUMBER: One (1) sign is allowed on storefront.
- LETTER ROWS: Two (2) rows allowed.
- SIGN TYPES: Dimensional Letters and/or Logos. Refer to page 4 for details.

NOTE: All signs are subject to review and approval of City of Buellton Planning Department and Landlord.

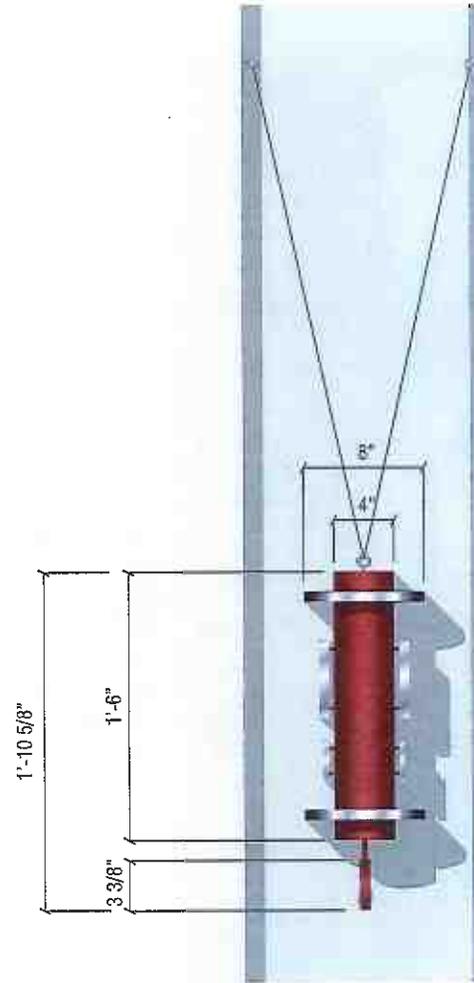
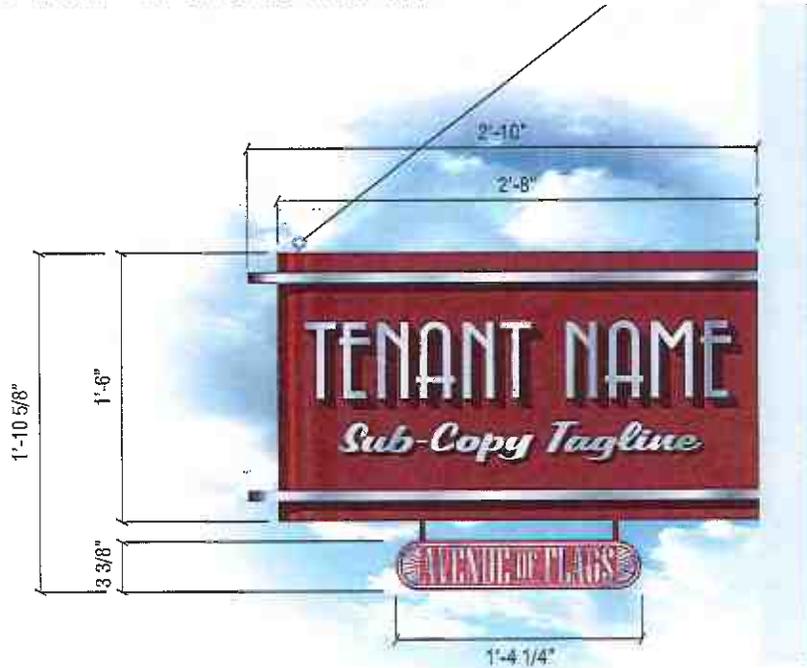


Typical Storefront Example

B EXHIBIT C: TENANT BLADE SIGN



BLADE SIGN TO BE NON-ILLUMINATED



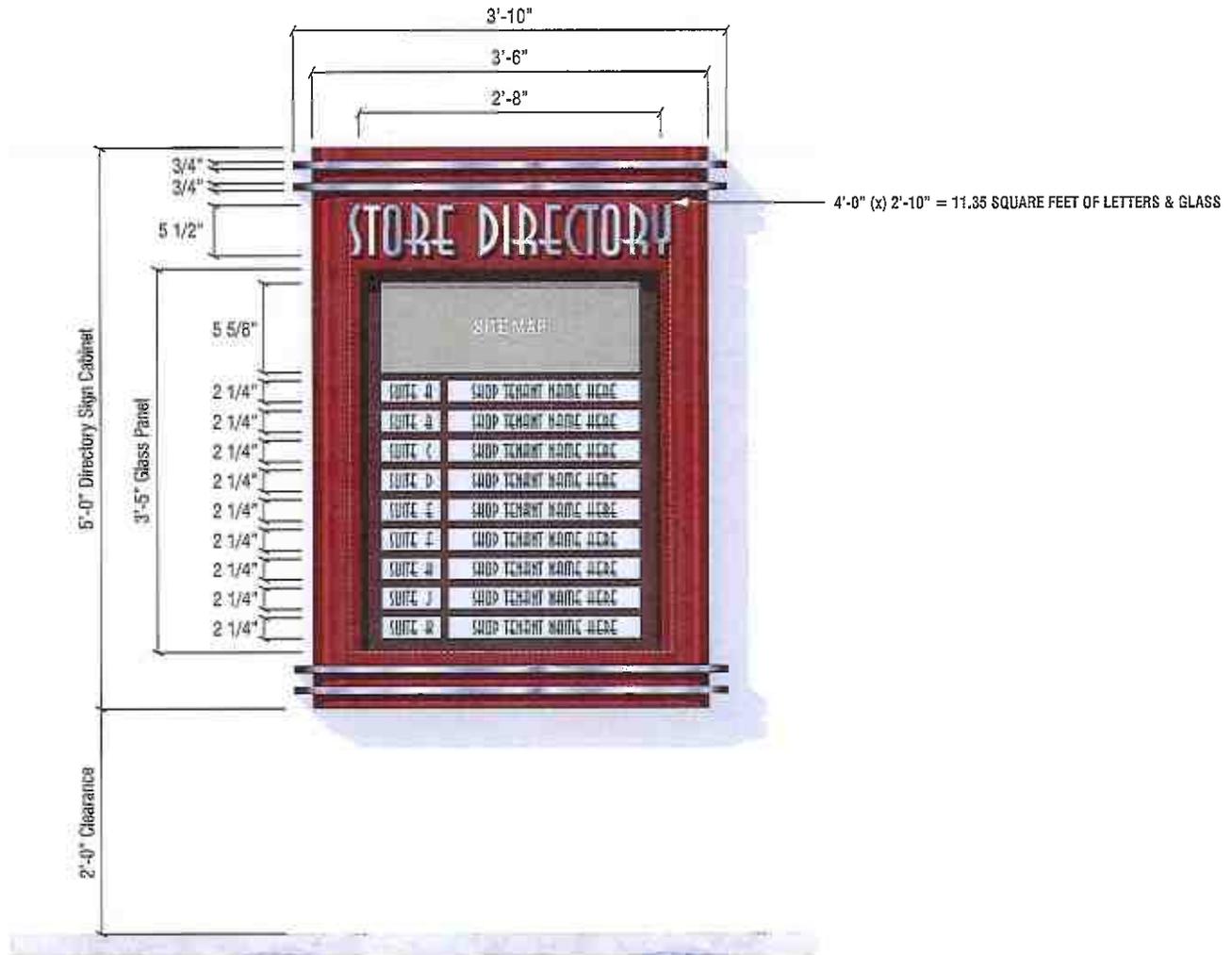
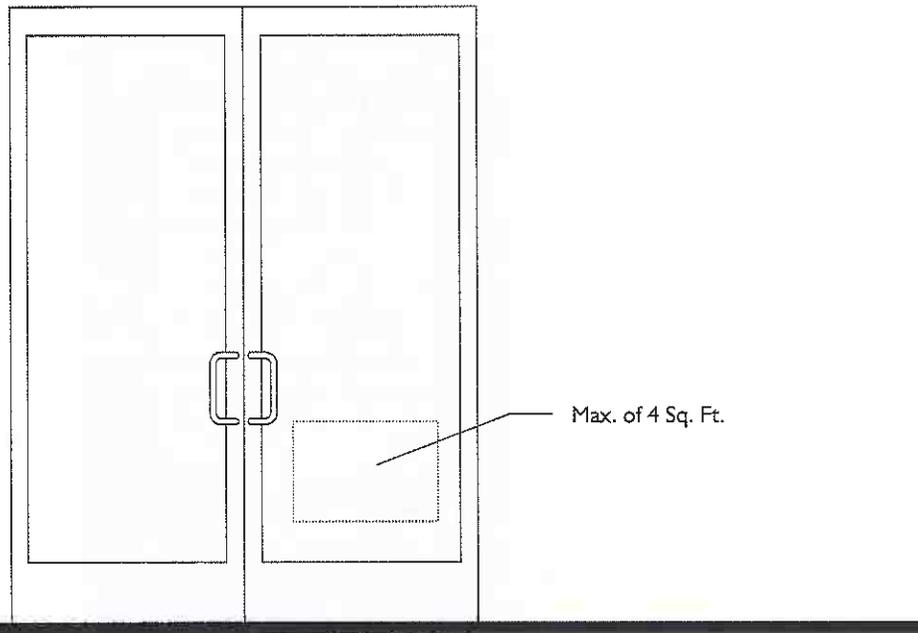


EXHIBIT 3: WINDOW SIGNAGE

Tenants are allowed a maximum of four square feet (4 sq. ft.) of window signage.

Copy to only be "Hours of Operation", "Emergency Phone Number, "Etc.".





Attachment 5



WALL PAINT ①
 STUCCO:
 SHERWIN WILLIAMS
 PURE WHITE
 SW7005



WALL PAINT ②
 ACCENT COLOR:
 SHERWIN WILLIAMS
 CLOAK GREY
 SW6278



WALL PAINT ③
 STUCCO:
 SHERWIN WILLIAMS
 MINT CONDITION
 SW6743



WALL PAINT ④
 ACCENT COLOR:
 SHERWIN WILLIAMS
 RELIC BRONZE
 SW6132



FABRIC AWNING: ⑤
 SUNBRELLA
 JOCKEY RED



FABRIC AWNING: ⑥
 SUNBRELLA
 FOREST GREEN



GLASS ⑦
 PPG
 CLEAR

MULLION/SOFFIT ⑧
 KAWNEER
 ANODIZED FINISHES
 Med. Bronze NO.28



518 Avenue of Flags
 Buellton, CA



518 AVENUE OF FLAGS – MIXED-USE PROJECT
Planning Commission Public Hearing – February 21, 2019

STORY POLE PHOTOS

Installed January 21, 2019



ENHANCED STORY POLES
Installed February 7, 2019

