



CITY OF BUELLTON

PLANNING COMMISSION AGENDA

**Regular Meeting of January 19, 2017 – 6:00 p.m.
City Council Chambers
140 West Highway 246, Buellton, California**

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

CALL TO ORDER

Chair Mercado

PLEDGE OF ALLEGIANCE

Commissioner Padilla

ROLL CALL

Commissioners Dan Heedy, Morgen McLaughlin, Joe Padilla, Vice Chair Brian Dunstan and Chair Art Mercado

REORDERING OF AGENDA

PRESENTATIONS

None

APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of January 5, 2017

PUBLIC COMMENTS

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

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

None

OTHER BUSINESS

- 2. Preliminary Review -The Network, 16-FDP-07**
❖ *(Staff Contact: Assistant Planner Andrea Keefer)*
- 3. Preliminary Review - The Buellton Hub, 16-FDP-06**
❖ *(Staff Contact: City Manager Marc Bierdzinski)*

WRITTEN COMMUNICATIONS

PLANNING COMMISSIONER COMMENTS

PLANNING DIRECTOR REPORT

ADJOURNMENT

To the next regularly scheduled Planning Commission meeting of Thursday, February 2, 2017 at 6:00 p.m. in the Council Chambers located at 140 West Highway 246.

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

CITY OF BUELLTON

PLANNING COMMISSION MEETING MINUTES

**Regular Meeting of January 5, 2017 – 6:00 p.m.
City Council Chambers, 140 West Highway 246
Buellton, California**

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Commissioner Heedy led the Pledge of Allegiance

ROLL CALL

Present: Commissioners Dan Heedy, Morgan McLaughlin, Joe Padilla and
Chair Art Mercado

Absent: Vice Chair Brian Dunstan

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

REORDERING OF AGENDA

The agenda was reordered to allow the Planning Directors report to be heard before Other Business.

PRESENTATIONS

None

APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of December 15, 2016

MOTION:

Commissioner Heedy moved and Commissioner McLaughlin seconded the motion to approve the Minutes of December 15, 2016.

VOTE:

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

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

None

PLANNING DIRECTOR REPORT

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

OTHER BUSINESS**2. Conceptual Review of the Hartman Hwy 246 Commercial Project**

Commissioner Heedy recused himself from the Dais due to the proximity of his residence to the proposed project.

STAFF REPORT:

Assistant Planner Andrea Keefer presented the staff report.

SPEAKERS/DISCUSSION:

A comment email received from Peggy Brierton was noted and entered into the record.

Glen Hartman, Applicant, stated that the project is designed to accommodate small wine tasting room tenants and wine related retail uses with an outdoor courtyard area.

The Commission discussed the following:

- The placement of the food trucks
- Traffic, parking and circulation
- Possible relocation of bike/walking trail
- Feasibility of the proposed creek crossing

The Commission spoke in favor of the project and look forward to submission of the Final Development Plan.

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

Commissioner Heedy thanked Mr. Bierdzinski for forwarding the Noozhawk article; "Economic Development of Santa Barbara County's Cities Guided by Industry, Demographics and Vision"

Commissioner McLaughlin asked a question regarding the City's business license policy.

ADJOURNMENT

Chair Mercado adjourned the meeting at 6:35 p.m. to the next regular scheduled meeting of the Planning Commission to be held January 19, 2017 at the City Council Chambers, 140 West Highway 246, Buellton.

Art Mercado, Planning Commission Chair

ATTEST:

Clare Barcelona, Planning Commission Secretary

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

CITY OF BUELLTON
Planning Commission Agenda Staff Report

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

To: The Honorable Chair and Commission Members
From: Andrea Keefer, Assistant Planner
Date: January 19, 2017
Subject: Preliminary Review of “The Network” Project
16-FDP-07

BACKGROUND/DISCUSSION

Owner: Mojo Development V LLC
Applicant/Agent: Gavin Moores
Zoning: M (Industrial) and OS (Open Space)
APN: 099-690-045 and 099-690-046

The proposed project consists of a Final Development Plan (16-FDP-07) for development of a 74,300 square foot industrial building on vacant land located at the southwest terminus of Industrial Way (**Attachment 1 – Vicinity Map**).

The proposed industrial building will consist of 13 tenant suites, varying in size from 2,000 square feet to 21,000 square feet. The proposed uses of each of the suites will primarily be related to wine, beer, and spirits distribution, with the possibility of some more traditional light industrial tenants. It is anticipated that the smaller suites will employ 3-4 employees and the larger suites will employ 10-12 employees. An outdoor patio with seating is included as an amenity for the project. A complete project description is included as **Attachment 2**.

The preliminary architectural, civil, and landscape plans are included as **Attachment 3**.

INITIAL STAFF REVIEW

Site Coverage

The project site is 5.08 acres. The proposed building footprint is estimated at 74,779 square feet (or approx. 1.71 acres), which is roughly 34% of the parcel area; the parking lot area and sidewalks encompass a total of 125,170 square feet (or approx. 2.87 acres), which is approximately 57% of the site.

Setbacks

The project is located in an interior lot; therefore the applicable setback requirements for the M zone do not apply. Instead, the General Development Standards require a minimum of a 10 foot structural setback from all property lines. The proposed building is setback in excess of 10 feet from all property lines.

Height Limits and Architecture

The M Zone limits building height to 45 feet. The proposed one-story building is 35 feet in height. Per the applicant, the proposed architectural style is Agrarian, however the plans were reviewed under the Contemporary Ranch design style. Comments from our architecture and design consultant are attached to this Staff Report (**Attachment 4**). The comments shall be addressed in the resubmittal of the plans.

Parking

Municipal Code Sections 19.04, -140 and -142 require a total of 150 on-site parking spaces, calculated at 1 space per 500 square feet, of which 5 spaces shall be ADA accessible. The parking requirement was calculated based on the land use category "Research and Development, Manufacturing and Processing". The proposed project plans provide a total of 169 spaces, including 3 RV parking spaces, and 6 ADA spaces. The project provides 6 bicycle parking spaces at 3 locations on-site.

Site Access

Access to the project site will be from an existing private access easement off of Industrial Way, connecting at the northeast corner of the project site. The required traffic study will analyze access to the project site.

Landscaping and Lighting Plans

The M zone requires a minimum of 10% of the net lot area be covered in landscaping. The plans indicate that 5.5% of the project site will be covered in landscaping. The plans need to be updated to meet this requirement.

The applicant has submitted proposed preliminary exterior lighting plan, however, no exterior building lighting is shown on the plans. A Photometric analysis is required and shall include exterior building lighting in addition to the lighting already shown on the project plans.

Signage

No proposed exterior signage plans have been included in the proposed project plans. A Master Sign Program is required in sufficient detail to allow for calculation of compliance with the City's sign ordinance. The Photometric analysis shall also include all exterior sign lighting in addition to exterior building lighting.

Public Works

A portion of the site is in the 100-year flood zone; grading may be required to bring the building pad into compliance with the City's Floodplain ordinance (**Attachment 5 – 100-Year Flood Zone Map**).

Additionally, there is a required 200-foot structure setback from the top-of-bank of the Santa Ynez River. Top-of-bank and the required setback need to be identified and shown on the plans. Additional comments from the Public Works Director are provided below:

1. A preliminary stormwater control plan, a preliminary hydrology and hydraulic study, and a preliminary flood study are required. This includes sizing calculations for the basin.
2. Flood zones and cross section elevations shall be provided on the plans. Finished elevations should meet the 2' requirement above the base flood elevation.
3. Project description discusses an "existing" basin to the west of the project. There is no existing basin. This location is offsite and will need easements/agreements in place. Staff needs to know if the basin is private or will be dedicated to the city and maintained by the property owner or others. There shall be easements in favor of the parcels that would flow to the basin.
4. Clarify locations of proposed water lines and relocated lines.
5. Project will be conditioned to address the sewer lift station capacity, maintenance and operational requirements/agreements. City understands this is underway.
6. Will access to the west and southerly part of the project be completely restricted with gates as shown? The gate between the project and Terravant appears to span beyond the property line. Will there be a fence along the southern length of the east property line or is it open?
7. Circulation will be reviewed by city's traffic engineer.

Environmental

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

INITIAL STAFF COMMENTS

The following are initial staff comments on the proposed project:

1. Architectural Plans:
 - a. Plans list each tenant space as a "commercial use". Please clarify what the intent is for each tenant space and whether or not it is commercial or industrial.
 - b. A master sign plan needs to be submitted.
 - c. Exterior building lights shall be shown on the architectural drawings.
 - d. Color elevations and a 3D model will be requested for the public hearing.
 - e. The correct number of required parking spaces needs to be shown on the plans. The total required is shown on Sheet AO.1 as 140 spaces for the building and 7.5 spaces for the common areas. The actual required number of parking spaces is

146 for the building and 4 for the common areas, for a total of 150 parking spaces required.

- f. A public access easement to the river trail shall be provided.
2. Civil Plans:
- a. A Lot Line Adjustment will be required to remove the property line separating the two parcels, as indicated on the plans. This application shall be processed concurrently with the development plan.
 - b. Engineering plans show an incorrect scale, specifically on pages 2 and 3 of the plans. The scale needs to be accurate and consistent to allow for an accurate assessment of distances, setbacks and dimensions.
 - c. An easement is required with the adjacent property owner for the location of the off-site retention basin west of the project site and will be a condition of approval.
 - d. The top-of-bank needs to be identified on the plans as well as the 200-foot structural setback for the building.
 - e. Provide more detail on proposed perimeter fence. It appears that the fence will be located on the northern, western and southern property lines, however, the exact extent of the fence location is not clear. Will the entrance to the Terravant parking lot to the east be blocked by a fence? Details on proposed fence height, color and materials is also required.
 - f. More detail is needed on proposed access gates.
3. Landscape and Lighting Plans:
- a. The landscape plan needs to specify tree species in accordance with the City's Approved Tree Planting List. If a tree is proposed, but not on the approved tree list, provide an explanation on the tree's appropriateness for the area.
 - b. Landscape Plans must include the Model Water Efficiency Landscape Ordinance statement to ensure compliance.
 - c. A Photometric lighting plan shall be provided, and shall include all exterior lighting for the project.
 - d. Color and Materials Board will need to be submitted prior to Planning Commission hearing on the Final Development Plan.
 - e. Landscaping must be a minimum of 10% of the net lot area and shall be indicated as such on the Architecture sheets Sheet AO.1.
 - f. Clear labels identifying the location of all existing trees with trunk diameters over 3", showing type, trunk and canopy diameter; tabulate and indicate the status of each tree identified (e.g. to be removed, saved, relocated) and applicable replacement requirements to be incorporated into landscape plans.

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

RECOMMENDATION

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

ATTACHMENTS

Attachment 1 – Vicinity Map

Attachment 2 – Project Description

Attachment 3 – Architectural, Civil and Landscape/Lighting Plans

Attachment 4 – Architectural Design Comments

Attachment 5 – 100-Year Flood Zone Map

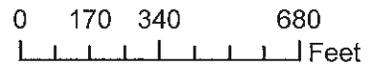


Attachment 1 - Vicinity Map



Legend

-  City Parcels
-  Project Location



ATTACHMENT 2

Owner Mojo V LLC /Agent: Gavin Moores

Project team

Architect: Paul Poirier Architects:

www.poirierandassociates.com

Civil Engineer: Ashley & Vance Engineering:

<http://www.ashleyvance.com/>

Landscape Architect: EarthKnower Studio: Robert Adams

<http://earthknower.com/>

Planner: Zelefsky and Associates: Howard Zelefsky

Soils Engineer: Geo-Solutions:

<http://www.geosolutions.net/>

Site: BUE 5 or the Network is a request to develop an approximately 74, 300 square foot single story light industrial/ /commercial building on a 5acre site located at the south west terminus of Industrial way in Buellton (assessors parcels 099-690-045, 099-690-046, 099-690-001). The property is bounded by the Terravant Wine building to the west, a retention basin to the south, Industrial Way to the northeast. The land is zoned Industrial and is proposed to be consistent with the goals and policies contained in the City's General Plan. There are no exceptions to the zoning code as part of this proposal.

In 2007 the City approved a phased project that included the subject site. However, this 5-acre property was never developed as part of the original entitlement. The new building/plan, as presented, will be a state of the art design incorporating environmentally sensitive features that will enhance the existing conditions for example; the onsite bio-swale will be utilized to naturally filter and treat the runoff and function to compliment the retention basin to the west which will be expanded to more than double the required size.

Proposed Use: BUE 5 is designed to work in concert with, the existing Terravant Wine building to the west and improve upon the existing conditions. The proposal anticipates 13 industrial/commercial tenants ranging in size from 2000 square feet to approximately 21,000 square feet. The proposed uses will primarily be related to wine, beer and spirits distribution. However, some uses may be more traditional light industrial tenants that are low impact and community

ATTACHMENT 2

serving the smaller tenant suites will have 3-4 employees while the larger suites may have up to 10-12 employees.

The design and layout of the parking and loading area is consistent with Chapter 19.04 of the zoning code and provides an excess of the number of parking stalls and landscaping to serve the project. New and advanced storm drains are being proposed to mitigate storm water runoff from the site. As mentioned, the existing retardation basin west of the project site will be improved with new landscaping features to create a more natural vegetative bio-swale. As responsible property owners, we intend to work very closely adjacent Neighbors, those who have an interest in the proposed project and the Santa Ynez Valley Botanical Garden to create a special setting for the building.

We believe the approval of the proposed project will be consistent with the City's vision for the industrial zones, and add a much-needed diversity of uses that will enhance the existing setting.

Thank you,

Gavin Moores

805-692-4701

gavinm@cpdginc.com

Buelton 5 Acre Site

COMMERCIAL NEW CONSTRUCTION

BUELLTON, CALIFORNIA

ABBREVIATIONS

1/16" = 1' SCALE
 1/8" = 2' SCALE
 1/4" = 4' SCALE
 1/2" = 8' SCALE
 3/4" = 12' SCALE
 1" = 16' SCALE
 1 1/2" = 24' SCALE
 2" = 32' SCALE
 3" = 48' SCALE
 4" = 64' SCALE
 6" = 96' SCALE
 8" = 128' SCALE
 12" = 192' SCALE
 18" = 288' SCALE
 24" = 384' SCALE
 36" = 576' SCALE
 48" = 768' SCALE
 60" = 960' SCALE
 72" = 1152' SCALE
 96" = 1536' SCALE
 120" = 1920' SCALE
 144" = 2304' SCALE
 168" = 2816' SCALE
 192" = 3328' SCALE
 216" = 3840' SCALE
 240" = 4352' SCALE
 264" = 4864' SCALE
 288" = 5376' SCALE
 312" = 5888' SCALE
 336" = 6400' SCALE
 360" = 6912' SCALE
 384" = 7424' SCALE
 408" = 7936' SCALE
 432" = 8448' SCALE
 456" = 8960' SCALE
 480" = 9472' SCALE
 504" = 9984' SCALE
 528" = 10496' SCALE
 552" = 11008' SCALE
 576" = 11520' SCALE
 600" = 12032' SCALE
 624" = 12544' SCALE
 648" = 13056' SCALE
 672" = 13568' SCALE
 696" = 14080' SCALE
 720" = 14592' SCALE
 744" = 15104' SCALE
 768" = 15616' SCALE
 792" = 16128' SCALE
 816" = 16640' SCALE
 840" = 17152' SCALE
 864" = 17664' SCALE
 888" = 18176' SCALE
 912" = 18688' SCALE
 936" = 19200' SCALE
 960" = 19712' SCALE
 984" = 20224' SCALE
 1008" = 20736' SCALE
 1032" = 21248' SCALE
 1056" = 21760' SCALE
 1080" = 22272' SCALE
 1104" = 22784' SCALE
 1128" = 23296' SCALE
 1152" = 23808' SCALE
 1176" = 24320' SCALE
 1200" = 24832' SCALE
 1224" = 25344' SCALE
 1248" = 25856' SCALE
 1272" = 26368' SCALE
 1296" = 26880' SCALE
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 1680" = 35071' SCALE
 1704" = 35583' SCALE
 1728" = 36095' SCALE
 1752" = 36607' SCALE
 1776" = 37119' SCALE
 1800" = 37631' SCALE
 1824" = 38143' SCALE
 1848" = 38655' SCALE
 1872" = 39167' SCALE
 1896" = 39679' SCALE
 1920" = 40191' SCALE
 1944" = 40703' SCALE
 1968" = 41215' SCALE
 1992" = 41727' SCALE
 2016" = 42239' SCALE
 2040" = 42751' SCALE
 2064" = 43263' SCALE
 2088" = 43775' SCALE
 2112" = 44287' SCALE
 2136" = 44799' SCALE
 2160" = 45311' SCALE
 2184" = 45823' SCALE
 2208" = 46335' SCALE
 2232" = 46847' SCALE
 2256" = 47359' SCALE
 2280" = 47871' SCALE
 2304" = 48383' SCALE
 2328" = 48895' SCALE
 2352" = 49407' SCALE
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 2424" = 50943' SCALE
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 3096" = 65279' SCALE
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 3744" = 79103' SCALE
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 4104" = 86783' SCALE
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 4200" = 88831' SCALE
 4224" = 89343' SCALE
 4248" = 89855' SCALE
 4272" = 90367' SCALE
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PROJECT CODE: 1418
 DRAWING TITLE: EXTERIOR ELEVATIONS
 SHEET NO.: 1
 DATE: 06/14/2014
 DRAWN BY: JMC
 CHECKED BY: JMC
 APPROVED BY: JMC
 PROJECT NAME: 5 Acre Building
 PROJECT ADDRESS: 10 East Yonkers Street, Suite 28
 PROJECT CITY: Buellton, California
 PROJECT STATE: CA 93101



Paul Poitier + Associates
 156 West Alhambra Ave. • Suite C • Santa Barbara, CA 93105
 Fax: (805) 898-9683
 Telephone: (805) 682-8894

Buellton 5 Acre Building
 CPMG Inc.
 10 East Yonkers Street, Suite 28
 Buellton, California
 (805) 692-0474

A3.1
 EXTERIOR ELEVATIONS

KEYNOTES

NO.	REV.	DESCRIPTION
1		NEW 2" SURFACE ON WALL COLOR APPROX. 057.
2		5/8" X 6" METAL BEAM CORNER BRASS STEEL CORRELATED BRASS FINISH.
3		WOOD WINDOWS AND DOORS ANODIZED ALUMINUM EXTERIOR COORS.
4		1" CORNER BRASS OVER ALUMINUM EXTERIOR COORS.
5		1" CORNER BRASS OVER ALUMINUM EXTERIOR COORS.
6		1" CORNER BRASS OVER ALUMINUM EXTERIOR COORS.
7		1" CORNER BRASS OVER ALUMINUM EXTERIOR COORS.
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17		1" CORNER BRASS OVER ALUMINUM EXTERIOR COORS.
18		1" CORNER BRASS OVER ALUMINUM EXTERIOR COORS.
19		1" CORNER BRASS OVER ALUMINUM EXTERIOR COORS.
20		1" CORNER BRASS OVER ALUMINUM EXTERIOR COORS.
21		1" CORNER BRASS OVER ALUMINUM EXTERIOR COORS.
22		1" CORNER BRASS OVER ALUMINUM EXTERIOR COORS.



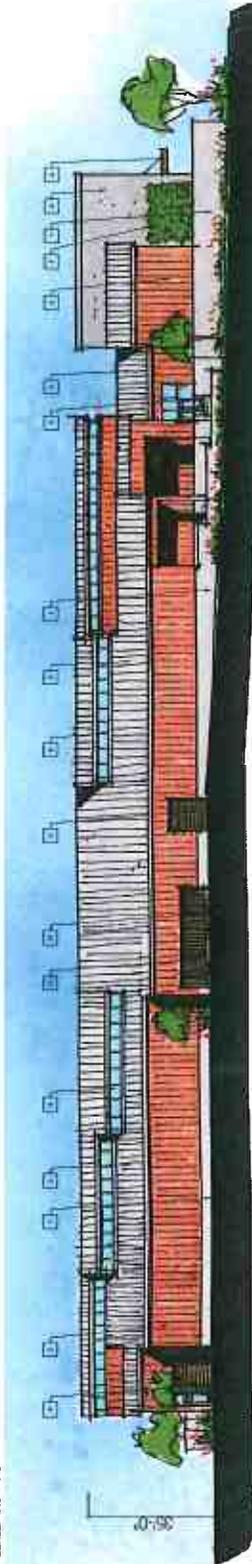
South Elevation
 SCALE: 1/16" = 1'-0"



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



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



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

CMU
Airvol Block
Color #82B407A



PLASTER COLOR
ICI Castle Rock
#468
10YY 41/083



METAL SIDING
Corfen Corrugated
Steel Panels



STANDING SEAM
ROOFING
Metal Sales
PVDF (Kynar 500)
Old Zinc Grey (W29)



WINDOWS &
DOORS
Dark Bronze
Anodized Aluminum



METAL AWNINGS &
OVERHEAD DOORS
Dark Bronze



**BUE 5 (BUELLTON 5 ACRE PROJECT)
INDUSTRIAL WAY, BUELLTON, CALIFORNIA**

Paul Poirier + Associates

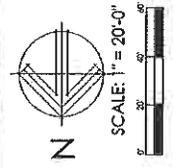
A R C H I T E C T S
156 W. Alamar Avenue • Suite C • Santa Barbara CA • 93105
telephone 805.682.8894 fax 805.898.9683



BIKE PARKING CONCEPT

LANDSCAPE NOTES:
 - BIKEWAYS: 24" WIDE
 - PLANTINGS ARE NON-INVASIVE
 - PLANTING DESIGN COMPATIBLE WITH THE CITY OF BUELLTON
 - ALL BIKEWAY AREAS TO HAVE A MINIMUM DEPTH OF 3' INCHES
 - REF. CURRENT MCD STANDARDS

EXISTING
 BASIN
 (PARCEL 4)



THIS PLAN PRELIMINARY ONLY
 NOT FOR CONSTRUCTION



GREEN SCREEN AND PLANTER
 BETWEEN PATIO AND
 LOADING DOCK



ORNAMENTAL GRASSES - 1 GALLON SIZE

- ORNAMENTAL GRASSES - 1 GALLON
 CAREX DIVULSA (BERKELEY SEDGE)
 CHONDROPetalum TECTORIUM (SMALL CAPE RUSH)
 MISCANTHUS SINENSIS 'CABERET' (CABERET SILVERGRASS)
 PENNISETUM RUBRUM DWARF (DWARF PURPLE FOUNTAIN GRASS)
- SMALL PERENNIALS
 CALLISTEMON 'LITTLE JOHN' (DWARF BOTTLEBRUSH)
 CISTUS X PURPUREUS (ORCHID ROCKROSE)
 LAVANDULA ANGUUSTIFOLIA (ENGLISH LAVENDER)
 SALVIA CHAMAEDRYOIDES (GERMANDER SAGE)
- GROUNDCOVERS - 1 GALLON AT 18 INCHES O.C.
 ASCOTRIASIA VIRENS (CREEPING WILD RYE) AT 2 FT. O.C.
 CEANOPIUS GLOBIOSUS ANCHOR BAY
 CISTUS 'SUNSET' (SUNSET ROCKROSE)
 ROSMARINUS OFFICINALIS REINE (TRAILING BLUE ROSEMARY)

- SHRUBS - 5 GALLON
 CERCIS OCCIDENTALIS (WESTERN REDBUD)
 HETEROMELES ARBUTIFOLIA (TOYON)
 PITISPORUM TENUIFOLIUM (PITISPORUM) SILVER SHEEN
- SHRUBS - 5 GALLON
 CEANOPIUS 'CONCHA' (CONCHA CEANOPIUS)
 HETEROMELES ARBUTIFOLIA (TOYON)
 OSMANTHUS FRAGRANS (SWEET OLIVE)
 RHAMNUS ALTERNUS (ITALIAN BUCKTHORN)
 RHUS INTEGRIFOLIA (LEMONADE BERRY)
- SUCCULENTS:
 AGAVE DESMETIANA (DWARF CENTURY PLANT)
 EUPHORBIA CHARACIAS WULFENII (EUPHORBIA)
 HEPERALOE PARYVLOREA (RED TUCCA)

- DECIDUOUS TREES - 24" BOX
 ALNUS RHOMBIFOLIA (WHITE ALDER)
 GINKGO BILOBA (MADENHAIER TREE)
 PLATANUS ACERIFOLIA (LONDON PLANE TREE)
- INTERIOR TREES - SMALL OR MEDIUM - 24" BOX
 ABUTILON MENZIESII (PACIFIC MADRONNE) 1/5 GALLON
 GEJFERA PARYVLOREA (AUSTRALIAN WILLOW)
- PALM
 CHAMBEROPUS CERIFERA (ATLAS MOUNTAIN PALM)
- ACCENTS:
 VINES 24" POT PLANTED WITH ABOVE SUCCULENTS
 VINE THUNBERGIA (ORANGE CLOCK VINE) - 5 GALLON ON
 SCREEN AT PATIO

REVISIONS	DATE
Δ	

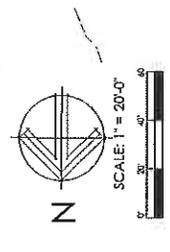
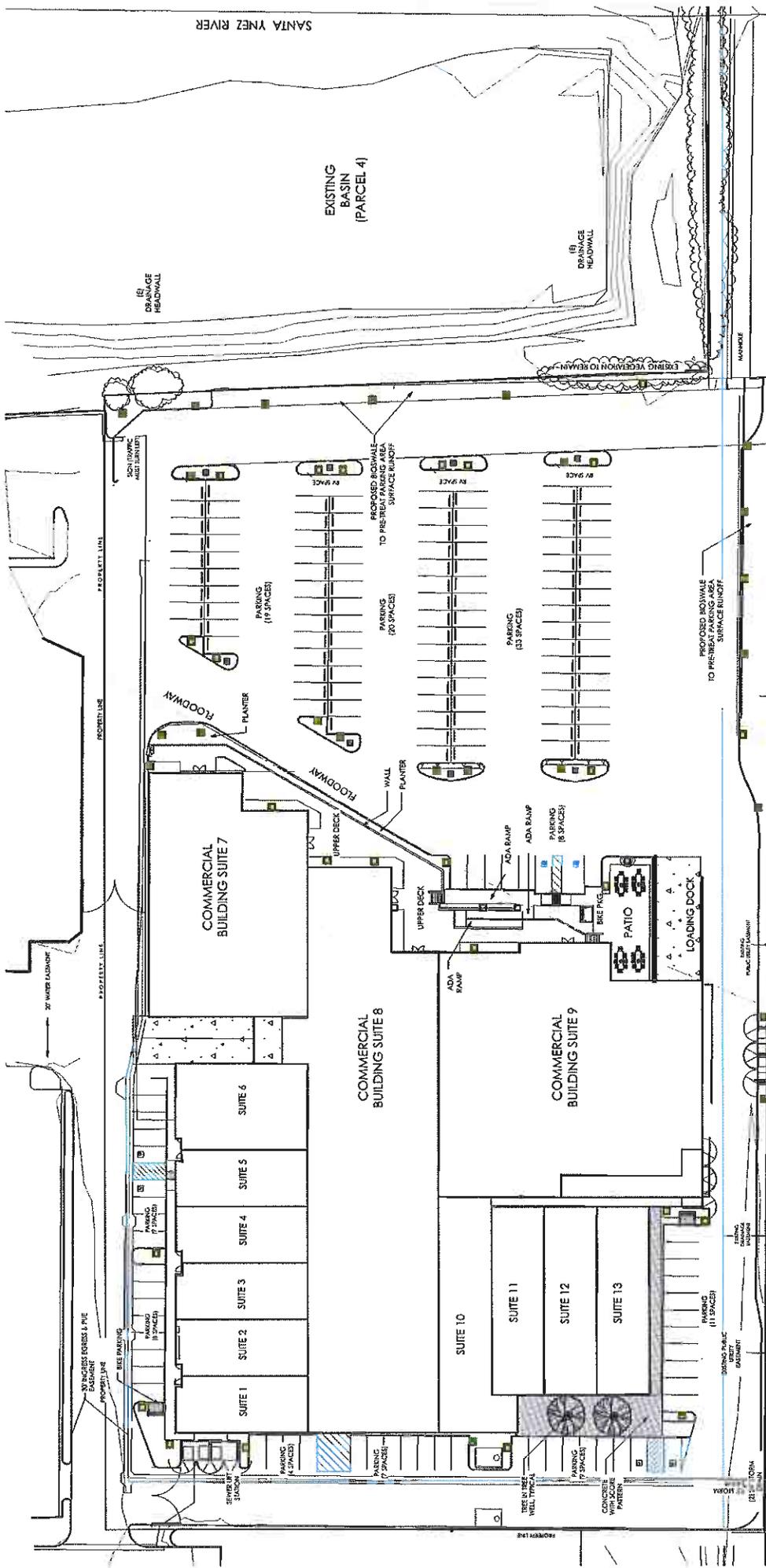
SHEET 1 OF 2
 L-1
 DATE PREPARED
 DECEMBER 16, 2016

BUELLTON COMMERCIAL (BUE-5)
 Industrial Way
 Buellton, California 93427

PRELIMINARY LANDSCAPE PLAN

Robert F. Adams, ASLA
 LANDSCAPE ARCHITECT
 Earthkeepers Studio
 224 W. BUCKLEBERRY STREET
 SANTA BARBARA, CA 93101
 (805) 964-2345
 WWW.EARTHKEEPERS.COM

STATE OF CALIFORNIA, LIC. NO. 4726



THIS PLAN PRELIMINARY ONLY
NOT FOR CONSTRUCTION

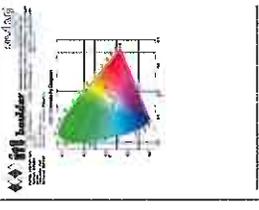
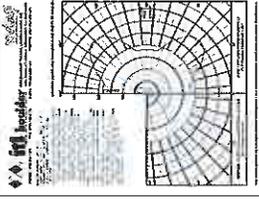
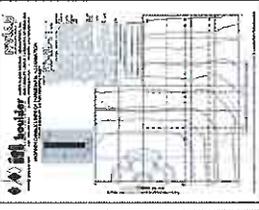
REVISION	DATE

SHEET 4 OF 2
L-2
DATE PREPARED
DECEMBER 16, 2016



BLUXXY

Model	Height	Beam Spread	Beam Angle	Beam Diameter	Beam Area	Beam Length	Beam Volume	Beam Power	Beam Color	Beam Temp	Beam Life
BLUXXY-1	1.5m	120°	120°	1.5m	2.25m²	1.5m	3.375m³	100W	10000h	3000K	10000h
BLUXXY-2	2.0m	120°	120°	2.0m	3.14m²	2.0m	6.28m³	150W	10000h	3000K	10000h
BLUXXY-3	2.5m	120°	120°	2.5m	4.91m²	2.5m	12.27m³	200W	10000h	3000K	10000h
BLUXXY-4	3.0m	120°	120°	3.0m	7.07m²	3.0m	21.21m³	300W	10000h	3000K	10000h
BLUXXY-5	3.5m	120°	120°	3.5m	9.62m²	3.5m	33.67m³	400W	10000h	3000K	10000h
BLUXXY-6	4.0m	120°	120°	4.0m	12.57m²	4.0m	50.27m³	500W	10000h	3000K	10000h
BLUXXY-7	4.5m	120°	120°	4.5m	15.91m²	4.5m	72.81m³	600W	10000h	3000K	10000h
BLUXXY-8	5.0m	120°	120°	5.0m	19.63m²	5.0m	98.17m³	700W	10000h	3000K	10000h
BLUXXY-9	5.5m	120°	120°	5.5m	23.76m²	5.5m	129.81m³	800W	10000h	3000K	10000h
BLUXXY-10	6.0m	120°	120°	6.0m	28.27m²	6.0m	169.71m³	900W	10000h	3000K	10000h



OUTDOOR LIGHTING FIXTURE LEGEND

NOTES:
 ALL FIXTURES ARE TO BE LED TYPE
 ALL FIXTURES ARE TO BE DOWN LIGHT
 ALL FIXTURES ARE TO BE SHIELDED AND SHINE DOWNWARD TO REDUCE GLARE
 ALL FIXTURES ARE TO BE SHIELDED AND SHINE DOWNWARD TO REDUCE GLARE
 BOLLARD FIXTURE: LED TYPE OR HEIGHT 8" X 8" 10' - 45' TOTAL
 UNDERWATER LIGHT FIXTURE: LED IN SMALL WATER FEATURE AT SUITE 7 (SW PAID) - 1 TOTAL
 EXTERIOR BUILDING LIGHTS TO PROVIDE ADDITIONAL ILLUMINATION - SEE ARCHITECT'S PLANS FOR LOCATIONS AND ADDITIONAL DETAILS

BUELLTON COMMERCIAL (BUE-5)
 Industrial Way
 Buellton, California 93427

OUTDOOR LIGHTING PLAN



Robert F. Adams, ASLA
 LANDSCAPE ARCHITECT
 Earthknoww Studio
 222 W. LOS ANGELES STREET
 SUITE 100, LOS ANGELES, CA 90012
 robert@earthknoww.com
 STATE OF CALIFORNIA, LIC. NO. 4774

ATTACHMENT 4

City of Buellton Design Review

Distribution:

<i>City</i>	<i>Ravatt Albrecht</i>	<i>PleinAire DG</i>	<i>Applicant</i>	<i>Other</i>	
<input type="checkbox"/> M. Biredzinzki	<input checked="" type="checkbox"/> G. Ravatt	<input type="checkbox"/> K Small	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> 1 st Review
<input type="checkbox"/> I. Tucker	<input type="checkbox"/>	<input type="checkbox"/> M Quintero	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> 2 nd Review
<input type="checkbox"/> A. Perez			<input type="checkbox"/>		<input type="checkbox"/> 3 rd Review
<input type="checkbox"/> R. Hess			<input type="checkbox"/>		<input type="checkbox"/> Final Review
					<input type="checkbox"/> File No.

VIA: Email Fax U.S. Mail Delivery

PROJECT: The Network
 Industrial Way
 Buellton CA, 93427

ARCHITECT: Ravatt Albrecht & Associates Inc
 Po Box 528, Santa Maria, Ca 93456
 (805) 928-5002

DATE: 01/09/2017

CITY FILE NO:

REVIEWER: Greg Ravatt AIA

General Comments:

SITE DESIGN:

	N/A	Complete	Complete w/ Corrections	Incomplete
1. Site Planning	1 <input type="checkbox"/>	1 <input type="checkbox"/>	1 <input type="checkbox"/>	1 <input checked="" type="checkbox"/>
2. Adjacencies	2 <input type="checkbox"/>	2 <input checked="" type="checkbox"/>	2 <input type="checkbox"/>	2 <input type="checkbox"/>
3. Massing	3 <input type="checkbox"/>	3 <input checked="" type="checkbox"/>	3 <input type="checkbox"/>	3 <input type="checkbox"/>
4. Perimeter Walls/Fence	4 <input type="checkbox"/>	4 <input type="checkbox"/>	4 <input type="checkbox"/>	4 <input checked="" type="checkbox"/>
5. Solar Orientation	5 <input type="checkbox"/>	5 <input checked="" type="checkbox"/>	5 <input type="checkbox"/>	5 <input type="checkbox"/>
6. Landscape	6 <input type="checkbox"/>	6 <input type="checkbox"/>	6 <input type="checkbox"/>	6 <input checked="" type="checkbox"/>

Remarks:

- The submittal is missing the Architectural Site Plan: Sheet A1.1.
- It appears that a trash enclosure is outside of the West Property line.
- None of the site plans provided indicate if there is a perimeter wall/fence provided. Please clarify. (P. 89 of Design Guidelines)
- Consider adding a 5' landscape buffer along the north, west, and east parking strip along the building. The Design Guidelines ask for a sidewalk and landscape strip (pg. 93).
- Civil and Landscape show slightly different locations of the sewer lift station. Please clarify if it will be enclosed/screened. (pg. 105)
- Consider location of other utility elements. Be sure if any are added they meet the screening requirements.
- Is there any site signage proposed? Monument signs? They must comply with design guidelines as well. (P.109)

ATTACHMENT 4

BUILDING DESIGN:

	N/A	Complete	Complete w/ Corrections	Incomplete
1. Design Style	1 <input type="checkbox"/>	1 <input checked="" type="checkbox"/>	1 <input type="checkbox"/>	1 <input type="checkbox"/>
2. Color Schemes	2 <input type="checkbox"/>	2 <input checked="" type="checkbox"/>	2 <input type="checkbox"/>	2 <input type="checkbox"/>
3. Detailing	3 <input type="checkbox"/>	3 <input type="checkbox"/>	3 <input type="checkbox"/>	3 <input checked="" type="checkbox"/>
4.	4 <input type="checkbox"/>	4 <input type="checkbox"/>	4 <input type="checkbox"/>	4 <input type="checkbox"/>
5.	5 <input type="checkbox"/>	5 <input type="checkbox"/>	5 <input type="checkbox"/>	5 <input type="checkbox"/>

Remarks:

1. Style is being reviewed as Contemporary Ranch. Besides the lack of details, the design style and color schemes appear complete and addresses design standards.
2. Please provide details that show how the design is carried out. Typical details include roof eaves, gutters and downspouts, window trims, awnings, and any other character/project specific details.
3. Show light fixture locations on exterior elevations.

*Referenced pages 27-31 of Buellton Design Guidelines for comments.



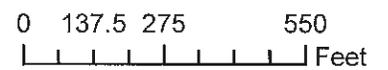
Attachment 5 - 100-Year Flood Zone



Legend

 City Parcels

 Project Location



CITY OF BUELLTON
Planning Commission Agenda Staff Report

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

To: The Honorable Chair and Commission Members
From: Marc Bierdzinski, City Manager/Planning Director
Date: January 19, 2017
Subject: Preliminary Review – The Buellton Hub, 16-FDP-06

BACKGROUND/DISCUSSION

Owner: Peter Hauber
Applicant: Gavin Moores
Zoning: M (Industrial) and OS (Open Space)
APN: 099-690-048

The proposed project consists of a Final Development Plan (16-FDP-06) for an industrial mixed use project located at 36 Industrial Way (**Attachment 1 - Vicinity Map**). The project will be processed in accordance with the City's mixed use regulations. No development occurs within the OS zoning area other than habitat restoration and trails.

The development includes the following:

- 47,438 square feet of light industrial and manufacturing in 4 buildings
- 28,480 square feet of business/research uses in 2 buildings with 4 rooftop residential units
- 50 ancillary employee housing apartments in three 2-story buildings plus a community center
- 323 parking spaces
- Two primary access points onto Industrial Way, plus emergency access into the Rancho de Maria subdivision

The project site is undeveloped land, generally flat with sloping topography towards the Santa Ynez River. Zaca Creek runs along the west and north sides of the property. A 50-foot building setback from Zaca Creek and a 200 foot building setback from the Santa Ynez River are required. Two vehicular bridges are proposed over Zaca Creek for access to the site. A portion of the site is in the 100-year flood zone; grading may be required to bring the building pad into compliance with the City's Floodplain ordinance (**Attachment 2 – 100-Year Flood Zone Map**).

Adjacent land uses consist of a mobile home park to the north, the Rancho de Maria subdivision and City golf course to the east, the Santa Ynez River to the south, and industrial buildings to the west.

A Project Description (**Attachment 3**) and Project Plans (**Attachment 4**) have been submitted by the Applicant and are attached hereto.

As this is a mixed use development, it will require final approval by the City Council with a recommendation from the Planning Commission.

INITIAL STAFF REVIEW

Zoning/Mixed Use

The proposed project generally conforms with the City's industrial zoning standards (Buellton Municipal Code (BMC) § 19.02.220, 19.04.120, and 19.04.142), and applicable policies of the Buellton General Plan, with the exceptions noted below.

The density allowed in this mixed use project per Section 19.18.018.G of the Municipal Code is 8 units per acre. Therefore, the maximum number of units for this 17 acre site is 136. 54 dwelling units are proposed for an overall density of 3.18 units per acre. Per the mixed use ordinance, 50% of the building square footage shall be that of the primary zone of M. The applicant proposes 75,918 square feet of industrial space out of a total building square footage of 135,157. This equals 56% which complies with the Municipal Code.

The M zone in a mixed use development allows a maximum building height of 45 feet. The highest building height of the project is 34 feet.

The mixed use regulations for the M zone require a 10 foot front and rear yard setback and a zero side yard setback. The front and rear yard areas are way in excess of 10 feet.

Parking

The proposed project conforms with the City's parking standards (BMC § 19.02.140, 19.04.142, 19.04.144, and 19.18.020).

- 28,480 square feet of business area
 - 1 space per 300 square feet of gross floor area
 - 95 spaces required
- 47,438 square feet of light industrial/manufacturing
 - Minimum of 1 space per 500 square feet of gross floor area
 - 95 spaces required
- 54 apartments (22 2-bedroom, 32 1-bedroom)
 - 1-bedroom – 1 per dwelling unit
 - 2-bedroom – 2 per dwelling unit
 - Visitor – 1 for each 5 dwelling units
 - 87 spaces required
- Total of 277 spaces required; 323 spaces provided

Bicycle racks are proposed in various locations.

Trail Access/Habitat

The applicant will be required to provide a river trail easement to the City. In addition, the applicant is already proposing a habitat restoration of Zaca Creek and the area along the Santa Ynez River. This includes pathways and raptor roosting areas.

Project Access

The required traffic study will analyze the proposed access to the property. Access easements will be required by the adjoining property owner (also Peter Hauber) to provide these access points. This is the same

access proposed as part of the previously approved Racquet Club project on this property. Emergency access is through a connection to the Rancho de Maria subdivision, subject to the approval of the homeowner's association.

Landscaping/Open Space

In the mixed use M zone, 15% of the net site area shall be landscaped. The plans do not specify if this requirement is met.

An open space area of 250 square feet per each residential unit is required exclusive of the landscaped area. These open space areas shall contain usable amenities, such as outdoor seating, barbecues, children's play areas, water features, pools/spas, and basketball or volleyball courts. Private patio and balcony areas can be included in this calculation. The plans need to identify this requirement and how it is satisfied.

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

Architectural Design

The architectural character applicable to the project per the applicant is Agrarian per the City's Community Design Guidelines. Design review comments from the City's contract Architect will be provided to the Planning Commission prior to the meeting, and shall be addressed in the resubmittal of plans.

Signage and Lighting

No signage plans were submitted and will be requested in the incomplete letter. A lighting plan was submitted but does not include a photometric analysis.

Public Works

1. A preliminary stormwater control plan, a preliminary hydrology and hydraulic study, and a preliminary flood study shall be submitted. Flood zones and cross section elevations shall be provided on the plans.
2. Residential units are not allowed within the floodplain. A CLOMR will be required to be processed through FEMA to remove the site from the flood zone. Property owner will need to sign acknowledgement of development within the floodplain.
3. The grading plans identify Top of Bank (TOB). Based on the topo contours, the TOB appears lower than it should be. Please clarify, correct, or qualify.
4. Access is shown through the Rancho de Maria neighborhood. Please submit a letter of acceptance of connection and use from their HOA. They have not allowed any connections in the past.
5. An access easement or letter of intent to grant access for the two bridge/access driveways through the properties to the west to gain access to Industrial Way will be required.
6. Site storm drain, detention basins and other treatment facilities will be private.
7. Confirm sewer lines, lift station and force main will be private. Confirm if the water lines will be private.
8. At this point, we assume that no tentative map is being processed as part of this project.
9. Permits from Fish and Wildlife/Fish and Game will be required and consultation should start ASAP.
10. Please show the eastern walk/bike trail in the cross sections. Are they within the project's property line? If it's not on property, is there an easement or agreement to construct/maintain the trail?
11. Will public open space/trails easement be dedicated for the area south of the Business Hubs?

Environmental

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

INITIAL STAFF COMMENTS

After an initial review, it appears that the project is potentially consistent with the M (Industrial) and Mixed Use regulations and other applicable Municipal Code requirements.

The following are initial staff comments on the proposed project:

1. Site Plan – revise to include:
 - a. Landscape and open space percentages.
 - b. Existing and proposed private and public easements, including access to Industrial Way on the adjoining property.
 - c. Master Sign Plan, depicting the location and dimensions of all exterior signs and monuments, including lighting associated with signage.
 - d. Show the east-west public trail easement along the south property line.
 - e. Confirmation that the housing is restricted for employees of the project.
 - f. A photometric plan will be required.
2. Elevations – revise based on comments from City architect.
3. Color and Materials Board – will need to be submitted prior to Planning Commission public hearing on the Final Development Plan along with 3d elevations.
4. Landscape Plans –
 - a. The net landscape percentage (15% minimum) and the 250 square foot open space requirement per unit (13,500 square feet) shall be identified on the plans.
 - b. The landscape plan needs to specify tree species in accordance with the City's Approved Tree Planting List. If a tree is proposed, but not on the approved tree list, provide an explanation on the tree's appropriateness for the area.
 - c. Show calculation of percentages for landscape and hardscape areas, and show locations for each.
 - d. Landscape Plans must include the Model Water Efficiency Landscape Ordinance statement to ensure compliance.
 - e. Clear labels identifying the location of all existing trees with trunk diameters over 3", showing type, trunk and canopy diameter; tabulate and indicate the status of each tree identified (e.g. to be removed, saved, relocated) and applicable replacement requirements to be incorporated into landscape plans.

Staff may have additional comments to be provided at the time of the meeting. Comments and corrections from staff and the Planning Commission will be summarized in an Incomplete Letter and provided to the applicant. The applicant will then respond to the Incomplete Letter with a resubmittal of the project. If the resubmittal meets the requirements contained in the Incomplete Letter, the project will move forward with a public hearing with the Planning Commission after the environmental review is completed. At that time the Planning Commission would take an action on the project.

RECOMMENDATION

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

ATTACHMENTS

- Attachment 1 – Vicinity Map
- Attachment 2 – 100-Year Flood Zone Map
- Attachment 3 – Project Description
- Attachment 4 – Project Plan
- Attachment 5 – Mixed Use Ordinance

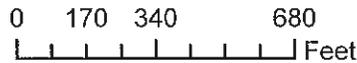


Attachment 1 - Vicinity Map



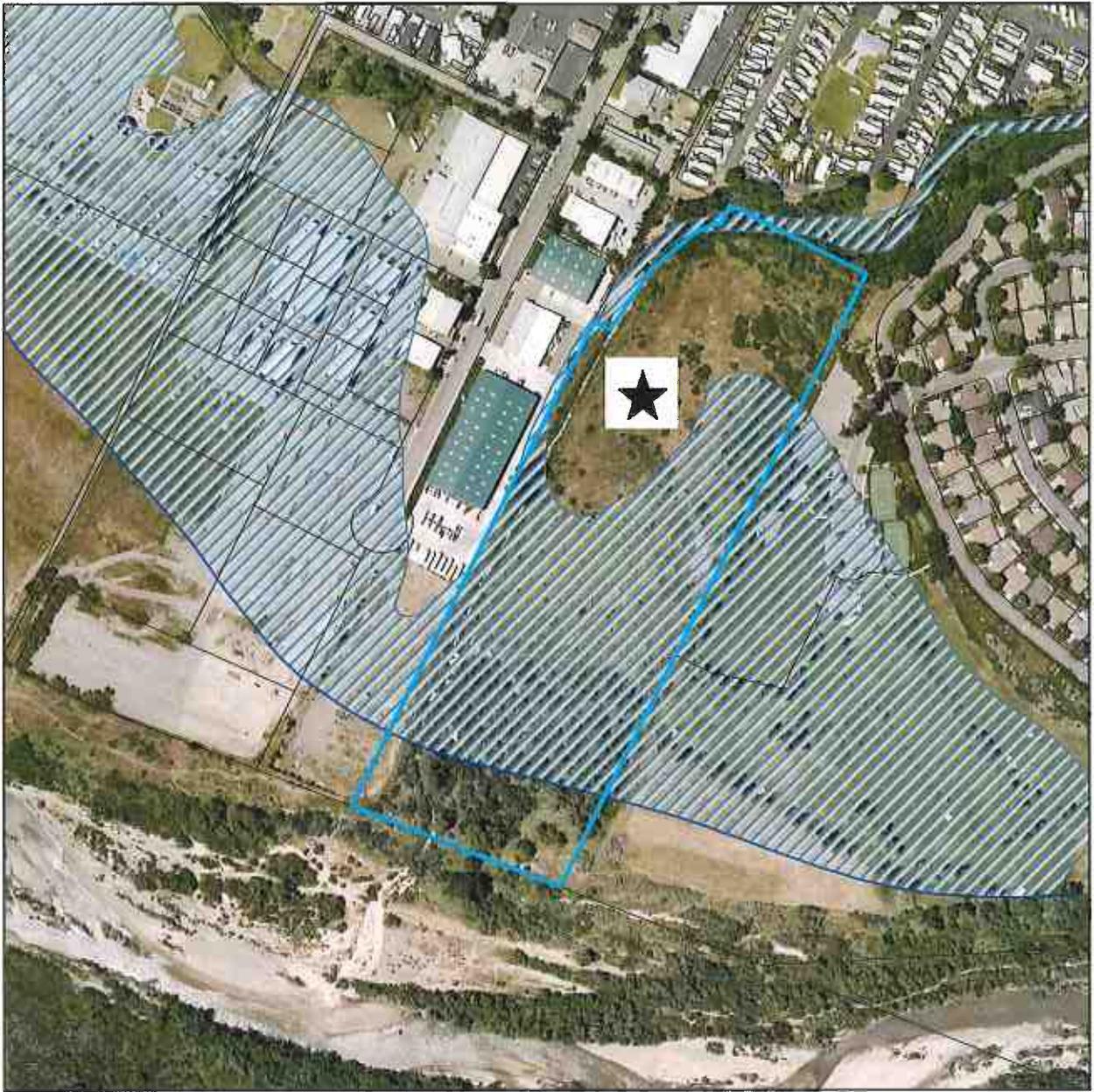
Legend

-  City Parcels
-  Project Location





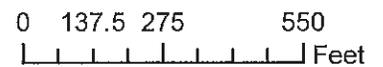
Attachment 2 - 100-Year Flood Zone



Legend

 City Parcels

 Project Location



ATTACHMENT 3

December 19, 2016

Project Narrative – City of Buellton

Project Location: Vacant Lot: 7 Industrial Way, Buellton CA 93427

APN: 099-690-048

Lot Area (Acres): 17.16 AC

Existing Use: Vacant

Zoning: M - Manufacturing

Owner /Agent: Gavin Moores

Architect: DMHA Architects: Ed deVincent

Civil Engineer: RRM Design Group: Michael Hamilton

Landscape Architect: EarthKnower Studio: Robert Adams

Environmental: Dudek: John Davis

Planner: Zelefsky and Associate: Howard Zelefsky

Site: The 17.14 AC vacant site is located in the City of Buellton and is located at the south-eastern end of Industrial way. The site is flanked by Zaca Creek to the west, Santa Ynez River to the south and Zaca Creek Golf Course to the east.

Proposed Use:

The proposed project consists of converting a vacant lot into a mixed use campus consisting of the following:

- 47,438 SF of Light industrial / Manufacturing in four separate buildings
- 28,480 SF of Business / Research in two separate buildings with four 50 rooftop residential units divided between the two buildings.
- Ancillary Employee Housing Apartments in three two-story buildings with a 2,377 SF community center buildings for tenant use
- 323 Parking spaces (306 required)
- Approx. raw quantities of cut/fill: Cut: 5,100 CY; Fill: 17,600 CY

Two main access points to the site are proposed, with two entrances off industrial way and one emergency access point at the north east connecting to Rancho Santa Maria. Two truss bridges are proposed to connect the site to Industrial Way.

The scope consists of preserving, protecting and restoring over 4 Acres of natural habitat and enhancing the biological diversity of the site.

Site restoration and improvements included the following:

ATTACHMENT 3

- 35' Top of Bank buffer setback from Zaca Creek; 50' Riparian edge setback
- Mitigating water run off through storm water managements measures
- Introducing Raptor nesting boxes and roosts to further enhance species biodiversity
- New landscaping throughout entire site
- Bike and walking trails connecting to Santa Ynez River trails

Residential

The residential component of the project consists of a mix of one bedroom and two bedroom apartment units within 3 new two story buildings. A flex-use community center for both the light Industrial and residential tenants will be provided. The center will provide restrooms and a full kitchen for small private events. All parking for the residential units are provided within 100 feet for the buildings.

Light Industrial / Manufacturing

The light industrial and manufacturing will consist of 4 separate buildings that can be customized to tenant needs. Each unit will consist of an office, bathroom and mezzanine.

Examples of uses: Furniture fabrications, photography studios, wood shops, artist studios, cabinetry makers, etc.

Anticipated hours of operations: 7.30am to 6pm.

Anticipated employees: 1 – 2 employees per lease space

Research / Business Office

The Research / business office component of the project consists of two three-story buildings with approximately 14,000 SF per building with four(4) third-story two bedroom 2 bathroom residential units. The office buildings will provide conference rooms, private and open office space, decks and terraces and full bathrooms. Tenants of the light industrial units will have the opportunity to join the Hub for excess office an meeting space etc.

The buildings are situated at the southern portion of the property and will provided terraces and decks for view over the undeveloped portion of the site.

Examples of uses: Small business, research start-up companies, co-working offices, etc.

Anticipated hours of operations: 8am to 6pm.

Anticipated employees: 1 – 2 employees per lease space

We believe the above project meets all the City of Buellton planning requirements and are seeking Final Development Plan approval on the proposed project.

ATTACHMENT 3

We would like to ask for a meeting with the Planning commission and City of Buellton once the review has been completed to fully understand all comments and concerns.

Thank you,

Shaun Lynch



1N CALLE CESAR CHAVEZ
SUITE 102
SANTA BARBARA, CA 93103



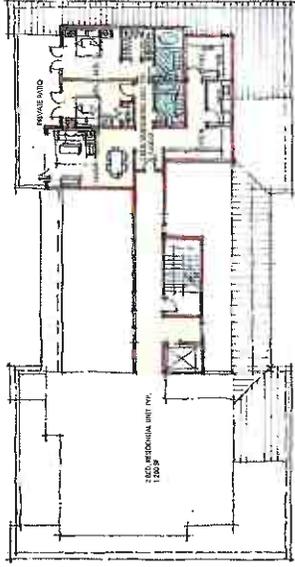
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Santa Barbara, CA 93103



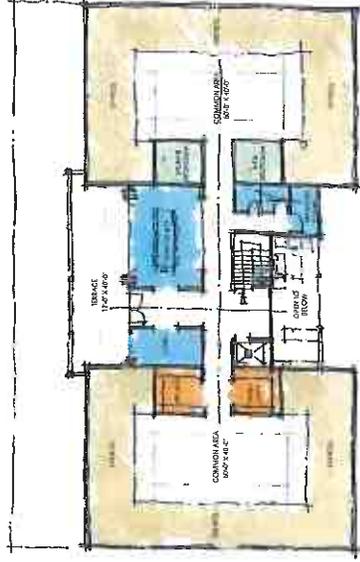
Buelton Hub
Industrial Way
Buellton, CA 93117

PROJECT: 16216
NO. 16216-01
DATE: 11/20/16

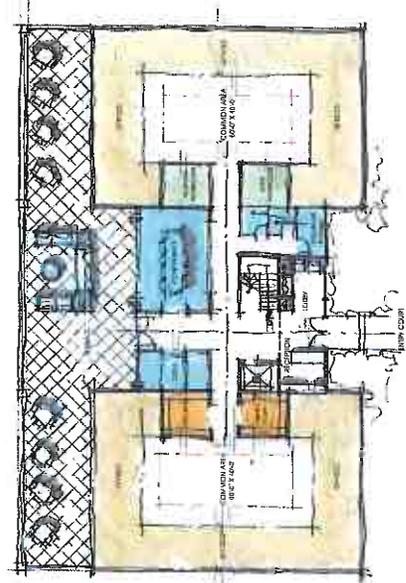
A101
BUELTON HUB TYPICAL FLOOR
PLANS & ELEVATIONS



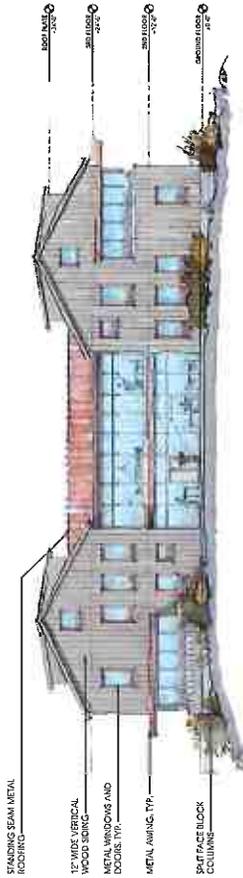
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3/28 - 1/16



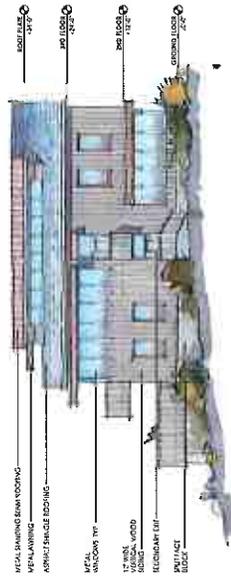
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3/28 - 1/16



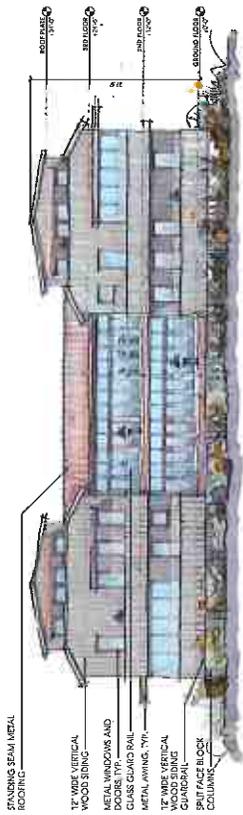
TYPICAL HUB FIRST FLOOR PLAN 01
3/28 - 1/16



HUB FRONT ELEVATION 06
3/28 - 1/16



HUB SIDE ELEVATION 05
3/28 - 1/16



HUB REAR ELEVATION 04
3/28 - 1/16



1700 S. 10th Street, Suite 1000
Phoenix, AZ 85003



NOT FOR CONSTRUCTION

Buellton Hub

Industrial Way
Bullton, CA 95027

PROJECT # 160108

NO. DESCRIPTION

DATE

BY

CHECKED

DATE

BY

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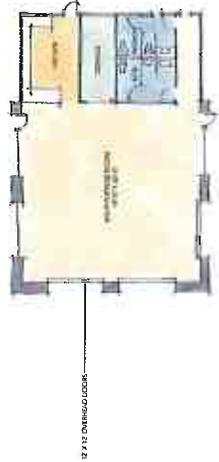
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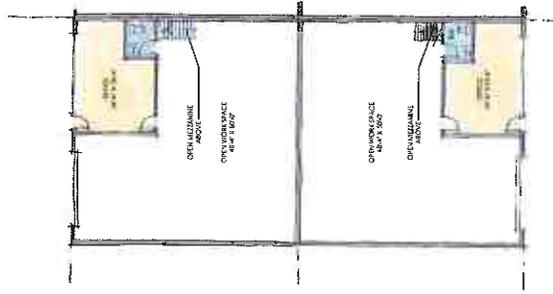
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COMMUNITY BUILDING FRONT ELEVATION 05
SHEET 1 OF 2



COMMUNITY BUILDING FLOOR PLAN 04
SHEET 1 OF 2



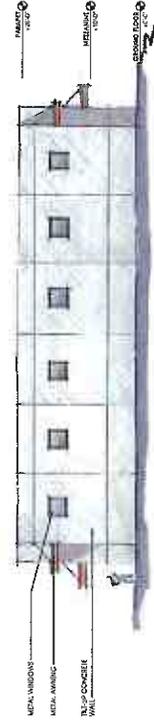
INDUSTRIAL TYPICAL FLOOR PLAN 01
SHEET 1 OF 2



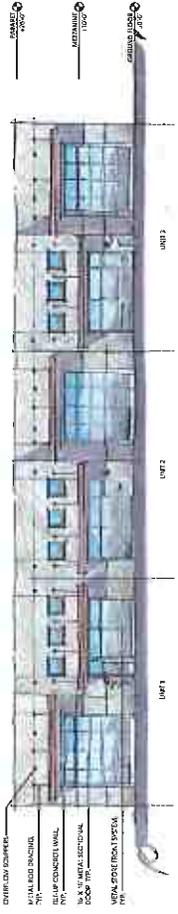
COMMUNITY BUILDING LEFT ELEVATION 06
SHEET 1 OF 2



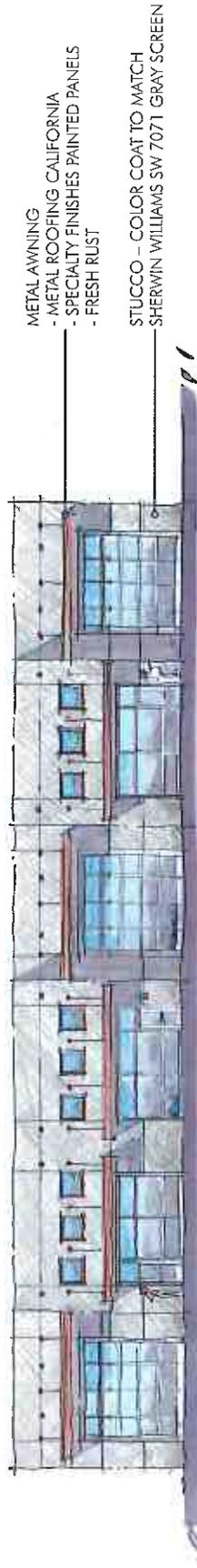
COMMUNITY BUILDING RIGHT ELEVATION 07
SHEET 1 OF 2



TYPICAL INDUSTRIAL BUILDING ELEVATION 03
SHEET 1 OF 2



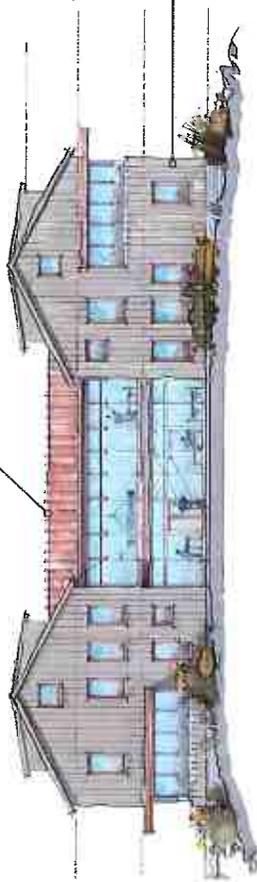
TYPICAL INDUSTRIAL BUILDING ELEVATION 02
SHEET 1 OF 2



- METAL AWNING
- METAL ROOFING CALIFORNIA
- SPECIALTY FINISHES PAINTED PANELS
- FRESH RUST
- STUCCO - COLOR COAT TO MATCH SHERWIN WILLIAMS SW 7071 GRAY SCREEN

TYPICAL INDUSTRIAL BUILDING ELEVATION

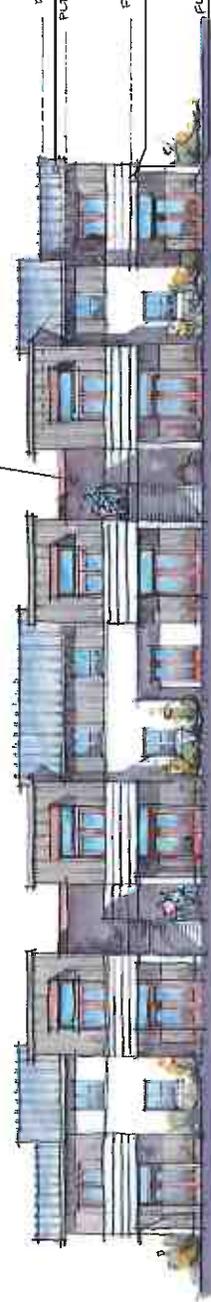
- STANDING SEAM METAL ROOFING
- METAL ROOFING CALIFORNIA
- SPECIALTY FINISHES PAINTED PANELS
- FRESH RUST



- 12" WIDE VERTICAL SIDING
- SHERWIN WILLIAMS SW 3531 BLUE SHADOW
- EXTERIOR SEMI-TRANSPARENT STAIN

TYPICAL HUB ELEVATION

- STUCCO - COLOR COAT TO MATCH SHERWIN WILLIAMS SW 7071 GRAY SCREEN
- STANDING SEAM METAL ROOFING
- METAL ROOFING CALIFORNIA
- SPECIALTY FINISHES PAINTED PANELS
- UNRUSTED A606-4 (AKA CORTEN)
- HORIZONTAL WOOD GUARDRAIL
- SHERWIN WILLIAMS SW 3040 COTTONWOOD
- 12" WIDE BOARDS W/ 4" WIDE BATTS VERTICAL SIDING
- SHERWIN WILLIAMS SW 3531 BLUE SHADOW
- EXTERIOR SEMI-TRANSPARENT STAIN



TYPICAL RESIDENTIAL ELEVATION

19.18.010

Chapter 19.18**MIXED USE REGULATIONS****Sections:**

- 19.18.010 Purpose and intent.**
- 19.18.012 Definitions.**
- 19.18.014 General requirements.**
- 19.18.016 Allowable mix of uses.**
- 19.18.018 Development standards.**
- 19.18.020 Parking standards.**
- 19.18.022 Landscape and open space standards.**
- 19.18.024 Performance standards.**
- 19.18.026 Live-work/work-live units.**
- 19.18.028 Incentive program.**

19.18.010 Purpose and intent.

The purpose of this chapter is to provide an opportunity for mixed-use development with a combination, in part or in whole, of residential, commercial, office, industrial, live/work uses within a livable urban environment. It is intended to provide standards for projects that include a combination of permitted uses applicable to the underlying zoning designations. (Ord. 11-07 § 3, 2011; Ord. 08-07 § 3, 2008)

19.18.012 Definitions.

For purposes of this chapter, the following definitions shall apply:

A. **Infill Development.** Infill development refers to construction of new housing, workplaces, shops, and other facilities within existing built-up areas. The development can be of several types: building on vacant lots, reuse of underutilized sites (such as parking lots and old industrial sites), and rehabilitation or expansion of existing buildings.

B. **Live-Work/Work-Live Units.** Live-work/work-live units are single tenant spaces that include both a residential unit and a commercial or light industrial use such as an artist studio, photography studio, craftsperson shop (woodworking, ceramics, etc.), or similar use. This differs from other types of mixed-use developments where the residential use and commercial or other nonresidential use is in different tenant spaces. Live-work units comprise one or more rooms with cooking space and sanitary facilities in conformance with the California Building Code (CBC) and adequate working space available for and regularly used by persons residing therein.

C. **Mixed-Use.** Mixed-use refers to the development of a building or buildings, or a lot, with a variety of integrated and complementary uses, such as but not limited to, residential, office, retail, light industrial, public, and recreation in one of the following ways:

1. **Vertical Mixed-use.** Structure(s) in which multiple and separate uses occupy different floors/levels.

2. **Horizontal Mixed-use--Attached.** Structure(s) in which multiple and separate uses occupy different attached buildings on the same lot or within the same project.

3. **Horizontal Mixed-use--Detached.** Structure(s) in which multiple and separate uses occupy different detached buildings on the same lot or within the same project.

D. Primary Use. The allowed and permitted residential, commercial or industrial use guided by the zoning designation.

E. Secondary Use. The accompanying mixed-use component of an allowed and permitted residential, commercial or industrial use guided by the zoning designation. (Ord. 11-07 § 3, 2011; Ord. 08-07 § 3, 2008)

19.18.014 General requirements.

Unless otherwise specifically required by this chapter, a development plan (DP) shall be required for all mixed-use developments. The city council shall be the decision-maker on all mixed-use projects upon recommendations from the planning commission. (Ord. 11-07 § 3, 2011; Ord. 08-07 § 3, 2008)

19.18.016 Allowable mix of uses.

A. At the time of application of the development plan for a mixed-use project, the applicant shall declare from Figure 18-1 the proposed mix of uses for the project. The matrix in Figure 18-1 identifies which mix of uses are allowed together.

Example: a property zoned CR (general commercial) by the city of Buellton's zoning map shall be known as the base zone. Allowable mix of uses in the CR base zone are found in the vertical column below the CR designation. In this example, the allowable mix of uses are: RM (residential multifamily); CN (neighborhood commercial); CS (service commercial); and M (manufacturing). The mix of uses that are NOT allowed are: RS (single-family residential); PRD (planned residential development); and MHP (mobilehome park).

B. For both the primary use and secondary use components of a mixed-use project, the specific allowable uses shall be found in Sections 19.02.110 and 19.02.210 of the city of Buellton Municipal Code. Uses not allowed as part of any mixed-use project are mini-storage warehouses. In addition, the following uses have been determined to be incompatible and shall not be part of a mixed-use project that includes a residential component:

1. Agricultural uses.
2. Auto and vehicle sales.
3. Auto body and repair.
4. Auto parts sales.
5. Chemical storage or manufacturing.
6. Columbariums and mortuaries.
7. Construction contractors and yards.
8. Gas/service stations.
9. Heavy manufacturing.
10. Kennels and animal boarding.
11. Laundries and dry cleaning facilities.
12. Metal manufacturing.
13. Recycling collection stations.
14. Scrap and wrecking yards.
15. Slaughterhouses.
16. Truck stops.
17. Vehicle and freight terminals.

Other uses may be deemed incompatible through the development plan process.

19.18.018

Figure 18-1 Allowed Mix of Uses

Secondary Uses	Primary Uses (Base Zone)								
	Zone	RS	RM	PRD	MHP	CN	CR	CS	M
	RS		X	X	X	X	X	X	X
	RM	X		X	X	DP	DP	DP	DP
	PRD	X	X		X	X	X	X	X
	MHP	X	X	X		X	X	X	X
	CN	X	DP	X	X		DP	DP	DP
	CR	X	DP	X	X	DP		DP	DP
	CS	X	DP	X	X	DP	DP		DP
	M	X	X	X	X	DP	DP	DP	

DP – Allowed subject to approval of a development plan
 X – Not allowed

(Ord. 11-07 § 3, 2011; Ord. 08-07 § 3, 2008)

19.18.018 Development standards.

The following development standards shall apply to all mixed-use projects within the city of Buellton. For each mixed-use project, the development standards that apply are from the primary use (base zone) zoning.

A. General Requirements for All Zoning Districts.

1. The primary use must be consistent with the underlying zoning designation and must be equivalent to fifty (50) percent or greater of the total floor space.
2. Tentative and final or parcel maps shall be required for all mixed-use projects that include the creation of lots, condominiums, stock cooperatives, community apartments, and planned unit developments, both new and conversion.
3. Mixed-use projects along the Avenue of Flags and certain portions of State Highway 246 are also subject to the development standards contained in the Avenue of Flags/Highway 246 Urban Design Plan.
4. Mixed-use projects are subject to the design requirements of the Community Design Guidelines.

B. RM (Residential Multi-Family) Zoning District.

ATTACHMENT 5

19.18.018

Minimum Lot Area	8,000 square feet
Residential Density	Pursuant to Section 19.02.120(C)
Height Limit	35 feet
Setbacks	Refer to Section 19.04.160 for the measurement of, and exceptions to, setback requirements
Front	10 feet
Side	5 feet Exception: mixed-use projects adjoining an R-1 zone shall provide one-half foot of setback for each foot of building height
Street Side	10 feet
Rear	10 feet Exception: mixed-use projects adjoining an R-1 zone shall provide one-half foot of setback for each foot of building height (minimum of 10 feet)
Interior	5 feet between a habitable building and any other building
Parking Areas	15 feet from street property line, 5 feet from all other property lines
Site Coverage	50% of net site area
Landscaping/Open Space	See Section 19.18.022

C. CN (Neighborhood Commercial) Zoning District.

Minimum Lot Area	None
Residential Density	8 dwelling units per acre
Height Limit	30 feet
Setbacks	Refer to Section 19.04.160 for the measurement of, and exceptions to, setback requirements
Front	5 feet
Side	None Exception: mixed-use projects adjoining an R-1 zone shall provide one-half foot of setback for each foot of building height
Street Side	5 feet
Rear	10 feet Exception: mixed-use projects adjoining an R-1 zone shall provide one-half foot of setback for each foot of building height (minimum of 10 feet)
Interior	None unless required by the California Building Code
Parking Areas	5 feet from all property lines
Site Coverage	60% of net site area
Landscaping/Open Space	See Section 19.18.022

ATTACHMENT 5

19.18.018

D. CR (General Commercial) Zoning District—Avenue of Flags Urban Design Area.

Minimum Lot Area	None
Residential Density	10 units per acre; density may be increased to 12 units per acre if 60% of the units are 1 bedroom or less
Height Limit	35 feet
Setbacks	Refer to Section 19.04.160 for the measurement of, and exceptions to, setback requirements
Front	First floor, none; second floor, 5 to 10 feet (a minimum of 25% and a maximum of 40% of the frontage shall be at 5 feet); third floor, 10 to 15 feet (a minimum of 25% and a maximum of 40% of the frontage shall be at 10 feet)
Side	None Exception: mixed-use projects adjoining an R-1 zone shall provide one-half foot of setback for each foot of building height
Street Side	Avenue of Flags Urban Design Area: first floor, none; second floor, 5 to 10 feet (a minimum of 25% and a maximum of 40% of the frontage shall be at 5 feet); third floor, 10 to 15 feet (a minimum of 25% and a maximum of 40% of the frontage shall be at 10 feet)
Rear	10 feet Exception: mixed-use projects adjoining an R-1 zone shall provide one-half foot of setback for each foot of building height (minimum of 10 feet)
Interior	None unless required by the California Building Code
Parking Areas	5 feet from all property lines
Site Coverage	60% of net site area
Landscaping/Open Space	See Section 19.18.022

E. CS (Service Commercial) Zoning District—Outside of Avenue of Flags Urban Design Area.

Minimum Lot Area	None
Residential Density	8 dwelling units per acre
Height Limit	30 feet
Setbacks	Refer to Section 19.04.160 for the measurement of, and exceptions to, setback requirements
Front	First floor, 15 feet; second floor, 15 to 20 feet (a minimum of 25% and a maximum of 40% of the frontage shall be at 15 feet); third floor, 20 to 25 feet (a minimum of 25% and a maximum of 40% of the frontage shall be at 20 feet)
Side	None Exception: mixed-use projects adjoining an R-1 zone shall provide one-half foot of setback for each foot of building height
Street Side	First floor, 10 feet; second floor, 10 to 15 feet (a minimum of 25% and a maximum of 40% of the frontage shall be at 10 feet); third floor, 15 to 20 feet (a minimum of 25% and a maximum of 40% of the frontage shall be at 15 feet)

Rear	10 feet Exception: mixed-use projects adjoining an R-1 zone shall provide one-half foot of setback for each foot of building height (minimum of 10 feet)
Interior	None unless required by the California Building Code
Parking Areas	5 feet from all property lines
Site Coverage	60% of net site area
Landscaping/Open Space	See Section 19.18.022

F. CS (Service Commercial) Zoning District.

Minimum Lot Area	None
Residential Density	8 units per acre, subject to Section 19.18.028
Height Limit	40 feet
Setbacks	Refer to Section 19.04.160 for the measurement of, and exceptions to, setback requirements
Front	10 feet
Side	None Exception: mixed-use projects adjoining an R-1 zone shall provide one-half foot of setback for each foot of building height
Street Side	10 feet
Rear	10 feet Exception: mixed-use projects adjoining an R-1 zone shall provide one-half foot of setback for each foot of building height (minimum of 10 feet)
Interior	None unless required by the California Building Code
Parking Areas	5 feet from all property lines
Site Coverage	60% of net site area
Landscaping/Open Space	See Section 19.18.022

G. M (Industrial) Zoning District.

Minimum Lot Area	None
Residential Density	8 dwelling units per acre, subject to Section 19.18.028
Height Limit	45 feet
Setbacks	Refer to Section 19.04.160 for the measurement of, and exceptions to, setback requirements
Front	10 feet
Side	None Exception: mixed-use projects adjoining an R-1 zone shall provide one-half foot of setback for each foot of building height
Street Side	10 feet
Rear	10 feet Exception: mixed-use projects adjoining an R-1 zone shall provide one-half foot of setback for each foot of building height (minimum of 10 feet)

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19.18.020

Interior	None unless required by the California Building Code
Parking Areas	5 feet from all property lines
Site Coverage	60% of net site area
Landscaping/Open Space	See Section 19.18.022

(Ord. 11-07 § 3, 2011; Ord. 08-07 § 3, 2008)

19.18.020 Parking standards.

A. Parking for the individual land uses shall first be established in accordance with Section 19.04.142 of this title. For illustrative purposes, a mixed-use project with twenty (20) one-bedroom apartments and five thousand (5,000) square feet of retail space would require twenty (20) parking spaces for the residential units and seventeen (17) parking spaces for the retail use. The base number of parking spaces would therefore be thirty-seven (37).

B. Parking Reduction. A twenty-five (25) percent reduction in the number of parking spaces from the base number for the project as calculated in subsection A may be granted through the development plan process if a city of Buellton owned parking lot is located within a five hundred (500) foot radius of the project site. No more than fifty (50) percent of the public parking lot spaces shall be encumbered for this purpose on a cumulative project basis. All projects granted this parking reduction will be tracked in order to monitor this standard.

1. If an applicant uses a city parking lot to satisfy a portion of their parking requirement, then a parking fee of eighteen thousand dollars (\$18,000.00) per space shall be paid prior to issuance of building permits for the project. The fee is based on the engineers cost to pave one parking space and the funds will be used to offset the maintenance costs of the city parking lot.

In no case shall the amount of parking be reduced to less than one space for every residential unit.

C. Shared Parking. Parking requirements may be partially satisfied through a shared parking agreement with properties within five hundred (500) feet of the project site. This may only be allowed through the development plan if the shared parking lot has parking spaces in excess of that required for the uses on that property, or that the shared parking is intended for use during the non-peak hours of the uses on the shared parking property.

D. Parking structures may be allowed in conjunction with a mixed-use project provided that the parking structure is architecturally integrated into the architectural theme of the project. Parking structure massing shall be at an appropriate scale and shall visually conceal the automobiles from adjoining roadways.

E. Unless otherwise permitted by prior land use entitlements, sixty (60) percent of the parking spaces shall be located to the rear of a mixed-use development. Parking areas and driveways adjoining streets, alleys, sidewalks, and/or dwelling units shall be screened with a decorative low wall, fence, or landscaped berm of sufficient size and density to partially screen automobiles. Space defining elements such as trellises, columns, walls, arbors, and hedges shall be provided to enhance the appearance of parking lots. These elements shall be consistent with the development's architectural theme and the community design guidelines.

F. All mixed-use projects with residential units shall provide a minimum of one covered or uncovered parking space per unit. (Ord. 11-07 § 3, 2011; Ord. 08-07 § 3, 2008)

19.18.022 Landscape and open space standards.

A. Landscaping. The amount of landscaped area in a mixed-use project shall be thirty (30) percent of the net site area for projects located in a base zoning district of RM, and fifteen (15) percent of the net site area for all other base zoning districts. Landscaping shall follow the standards outlined in the community design guidelines. Up to twenty-five (25) percent of the required landscaped area may be decorative hardscape, including, but not limited to, decorative paving, fountains, statues or other artwork, and seating areas.

B. Residential Open Space. An open space area of two hundred fifty (250) square feet per residential unit, exclusive of the required landscaping, shall be provided. These open space areas shall contain usable amenities, including, but not limited to, outdoor seating areas, barbeques, child play areas, water features, pools/spas, basketball or volleyball courts, and similar amenities. Private patio or balcony areas can be included in the required area.

C. Landscape and irrigation plans shall be included with all development plan submittals.

D. If the façade of an existing mixed-use building is renovated in accordance with the community design guidelines when not required by the municipal code, then the open space requirements required by this chapter may be waived. (Ord. 11-07 § 3, 2011; Ord. 08-07 § 3, 2008)

19.18.024 Performance standards.

A. CC&Rs are required for all mixed-use projects and shall include provisions notifying future residential tenants and owners of the potential noise and nuisance impacts of living in a mixed-use project.

B. Outdoor Lighting. Outdoor lighting shall be shielded in a manner that prevents a direct line between its luminary and any residentially zoned or residentially developed parcel. Within fifty (50) feet of a residentially zoned parcel, lighting shall be installed no higher than twenty (20) feet above the ground directly below the light fixture. Outdoor lighting shall not exceed the following levels:

1. One-half foot-candles at the property line if the subject property abuts a residential zoning district.

2. Two foot-candles at the property line if the subject property abuts a nonresidential zoning district.

C. Glare and Heat. Glare and heat from arc welding, acetylene torch cutting, or similar processes shall be contained within a completely enclosed and vented building.

D. Odors. The odors released from any operation or activity shall not exceed detectable concentrations beyond any lot lines. Commercial or industrial uses with attached residential units provide state-of-the-art ventilation systems to prevent odors from penetrating the attached residential units.

E. Vibration. No use, activity, or process shall produce vibrations that are perceptible without instruments at the property line for more than three minutes in any one hour of the day between the hours of 8:00 a.m. and 9:00 p.m. No use, activity, or process shall produce any vibrations between the hours of 9:00 p.m. and 8:00 a.m.

F. Hours of Operation. Unless otherwise approved through a Development Plan, the hours of operation for any commercial or industrial component of a mixed-use project with a residential component, except live-work/work-live units, shall not begin before 7:00 a.m. or continue after 9:00 p.m. These hours of operation shall include other activities directly related to the operation of the commercial or industrial component, including, but not limited to, deliveries and cleaning activities. Projects within the Avenue of Flags Urban Design Area are exempt from the time limitations of this section, except that deliveries and cleaning activities shall not occur before 6:00 a.m. or after midnight. However, normal indoor cleaning functions are not subject to these time limitations.

G. All work shall be performed entirely indoors unless otherwise approved through the development plan. Any outdoor work allowed through a development plan shall not be performed in designated parking

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areas, drive aisles, or landscape areas. All approved outdoor work areas shall not be counted as required open space or landscaping.

H. Flammable, Explosive, and Combustible Materials. The use or storage of flammable, explosive, or combustible materials shall at all times comply with the adopted Uniform Fire Prevention Code, California Building Code, and all other applicable adopted ordinances or regulations of the city of Buellton, county of Santa Barbara, state of California, and the federal government.

I. Noise. All mixed-use projects shall comply with the adopted noise regulations of the city of Buellton.

J. Staircases. All stairways that connect adjacent levels, stories or floors shall be provided with an intermediate landing at the mid-height level and shall otherwise comply with all other applicable building code provisions in effect at the time of submittal application. Alternatively, elevators may be provided.

K. Three-bedroom Units. A maximum of five percent of the dwelling units may be three-bedroom units. Percentages shall be rounded to the nearest whole number. Four-bedroom and more units are prohibited. (Ord. 11-07 § 3, 2011; Ord. 08-07 § 3, 2008)

19.18.026 Live-work/work-live units.

A. Live-work/work-live units are allowed in the CN, CR, CS, and M zoning districts. Uses allowed in these units include, but are not limited to, photographers and photographic studios, artists and artist studios, craftspersons and workshops, professional-technical service trades and researchers (i.e., architects, engineers, drafters, accountants, bookkeepers, appraisers), and are allowed in an approved mixed-use live-work/work-live project subject to issuance of a zoning clearance.

B. CS and M Zoning Districts. Live-work/work-live units are the only residential units permitted in the CS and M zoning districts.

C. Unit Size Restrictions. Live-work/work-live units shall be limited to studios or one-bedroom units. No more than fifty (50) percent of the unit shall be devoted to living space.

D. Location Restrictions. Live-work/work-live units shall be incorporated into the commercial or industrial building and shall not be standalone units or buildings.

E. Any building containing a live-work/work-live occupancy shall comply with the standards of the latest adopted edition of the California Building Code (CBC), including standards for habitability.

F. Performance Standards. Any live-work/work-live unit shall comply with the performance standards set forth in Section 19.18.024, along with the following standards:

1. The combined area of each unit shall be two thousand (2,000) square feet or less. A minimum of fifty (50) percent of the square footage shall be devoted to the nonresidential use associated with the business.

2. Units shall be classified as a Group R occupancy when the work areas are deemed accessory to the primary residential occupancy.

3. Units shall be classified as B, M, or F occupancy according to the primary work use when the residential area is deemed as accessory to the work occupancy.

4. Buildings with three or more live-work/work-live units shall be classified as R-1 occupancies pursuant to the CBC.

5. All live-work/work-live units shall be separated from each other and the rest of the building by not less than one-hour fire resistive occupancy separation and sound transmission control assembly per the CBC.

6. The residential area of the unit shall meet the requirements of the CBC for efficiency dwelling units, Section 310.7.

7. All units shall comply with the California Energy Code for residential buildings.
8. The buildings containing the units shall comply with the requirements of CBC Chapters 11A and 11B (Disabled Access for Newly Constructed Buildings).
9. Consistent with Title 24 of the California Code of Regulations and requirements of federal law, in lieu of an accessible public restroom in each live-work/work-live unit, fully accessible restroom facilities may be provided in common areas located on an accessible route of travel within a reasonable distance of the accessible units as defined in Title 24, Part 5, Sections 413.5.2 and 413.5.3 of the California Plumbing Code.
10. Parking shall be accessible per CBC, Chapters 11A and 11B. A minimum of two parking spaces shall be required for each unit.
11. Construction materials and methods of construction shall be governed by and in accordance with the CBC.
12. Live-work/work-live activities may start at 7:00 a.m. and shall end at 9:00 p.m. (Ord. 11-07 § 3, 2011; Ord. 08-07 § 3, 2008)

19.18.028 Incentive program.

A. Mixed-use projects may receive fee reductions if additional public benefits above those required in the Buellton Municipal Code are included in the project.

B. Procedures. Fee reductions specified in subsection C may be permitted upon approval of a development plan or conditional use permit by the city council, on the recommendation of the planning commission, if public benefits as specified in subsection D are provided. The following findings are also required:

1. That the proposed project is of excellent design quality.
2. That the proposed project will provide significant public benefits substantially beyond normal requirements in one or more of the areas listed in subsection D.

C. Fee Reductions. If certain public benefits selected in subsection D are provided then reductions in the park and traffic fees may be granted by the city council in accordance with the procedures described in subsection B.

D. Public Benefits. To be eligible for fee reductions, a project must provide significant public benefits substantially beyond municipal code requirements in one or more of the following areas:

1. Sustainable Design. A project that is certifiable as LEED Gold or Platinum or equivalent may be entitled to a ten percent reduction in park and traffic fees. A project that receives LEED Gold or Platinum certification may be entitled to a fifteen (15) percent reduction in park and traffic fees.

2. Utility Wires. If existing overhead utility wires that are not adjoining the project's frontage are placed underground, then the project may be entitled to a ten percent reduction in park and traffic fees. The amount of undergrounding shall be no less than the linear street frontage of the project site.

3. On-Site Child Care. A project that provides on-site child care may be entitled to a five percent reduction in park and traffic fees. First priority shall be given to residents and employees of the building.

4. Public Open Space. If an additional ten percent of the project area is provided as public open space on the project site or within five hundred (500) feet of the project site, then the project may be entitled to a five percent reduction in park and traffic fees. Public open space includes park or plaza areas.

5. Recycled Water/Water Reuse. If a project provides dual plumbing in buildings for the future use of recycled water for toilet flushing, cooling towers, and other appropriate uses or provides on-site gray water or rain water collection and reuse facilities, then the project may be entitled to a five percent reduction in park and traffic fees.

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6. Public Restrooms. If a project provides private restroom facilities that are open to the public then the project may be entitled to a ten percent reduction in park and traffic fees.

7. Alternative Public Benefit. The city council, on the recommendation of the planning commission, may consider a currently undefined public benefit as proposed by the applicant that provides a public benefit which is significant and substantially beyond normal requirements so as to warrant the granting of fee reductions. (Ord. 11-07 § 3, 2011)