



CITY OF BUELLTON

PLANNING COMMISSION AGENDA

**Regular Meeting of June 7, 2018 – 6:00 p.m.
City Council Chambers
140 West Highway 246, Buellton, California**

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

CALL TO ORDER

Chair Dunstan

PLEDGE OF ALLEGIANCE

Vice Chair Heedy

ROLL CALL

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

REORDERING OF AGENDA

PRESENTATIONS

None

APPROVAL OF MINUTES

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

PUBLIC COMMENTS

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

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

2. **Resolution No. 18-04 - “A Resolution of the Planning Commission of the City of Buellton, California, Recommending City Council Approval of an Ordinance Repealing Municipal Code Chapter 9.08 and Adding Municipal Code Chapter 19.20 Regarding Commercial Cannabis Activities and Cannabis Cultivation, and Making Findings in Support Thereof”**
❖ *(Staff Contact: City Manager Marc Bierdzinski)*

OTHER BUSINESS

3. **Preliminary Review of “Cambria Hotel & Suites/Boutique Hotel” Project 18-FDP-02 and TPM 31062**
❖ *(Staff Contact: Assistant Planner Andrea Keefer)*

WRITTEN COMMUNICATIONS

PLANNING COMMISSIONER COMMENTS

PLANNING DIRECTOR REPORT

ADJOURNMENT

To the next regularly scheduled Planning Commission meeting of Thursday, June 21, 2018 at 6:00 p.m. in the Council Chambers located at 140 West Highway 246.

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

CITY OF BUELLTON

PLANNING COMMISSION MEETING MINUTES

April 19, 2018 – 6:00 p.m.

City Council Chambers, 140 West Highway 246
Buellton, California

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Commissioner Padilla led the Pledge of Allegiance

ROLL CALL

Present: Commissioners Patty Hammel, Joe Padilla, Marcilo Sarquilla and
Chairman Brian Dunstan

Absent: Vice Chair Dan Heedy

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

REORDERING OF AGENDA

None

PRESENTATIONS

None

APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of March 15, 2018

MOTION:

Commissioner Hammel moved and Chair Dunstan seconded the motion to approve the Minutes of March 15, 2018.

VOTE:

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

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

None

OTHER BUSINESS**2. Preliminary Review of the “ARCO AM-PM Station” Project (18-CUP-01) and (18-FDP-01)****STAFF REPORT:**

Contract City Planner Irma Tucker presented the staff report with a power point presentation.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

RECOMMENDATION:

That the Planning Commission provide direction to the Applicant and Staff on the proposed project plans.

DISCUSSION/SPEAKERS:

Alex Cuevas, Applicant, addressed the Commission stating that the second floor has been eliminated due to accessibility concerns and elevator costs.

Deepinder Grewel, Applicant, stated that access for delivery trucks is necessary on Central Avenue and confirmed that the proposed second floor has been eliminated. He stated that electric charging stations are being proposed and that he is happy to work with the city on a monument sign welcoming travelers to Buellton.

Nancy Emerson, Women’s Environmental Watch Save our Stars Committee, provided a handout regarding light sky friendly lighting to the new Commissioners and cautioned the applicant not to over light the canopy structure.

The Commission discussed the following:

- Consider a welcoming monument sign at the north corner of the site;
- Allow a closed or chained gate at the driveway on Central Avenue for delivery access only;
- Add architectural elements to the canopy to better define the Art Deco style;
- Relocate the trash enclosure or screen behind the proposed monument sign.

The Commission thanked the applicant and look forward to the next submittal.

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

Commissioners Hammel and Sarquilla announced that they attended the League of California Cities Planning Commissioners Academy and provided an oral report for the record.

PLANNING DIRECTOR REPORT

City Manager Marc Bierdzinski, Assistant Planner Andrea Keefer and Contract City Planner Irma Tucker updated the Commission on the status of various projects and mentioned several upcoming projects.

ADJOURNMENT

Chair Dunstan adjourned the meeting at 7:05 p.m. to the next regular scheduled meeting of the Planning Commission to be held May 3, 2018 at the City Council Chambers, 140 West Highway 246, Buellton.

Brian Dunstan, Planning Commission Chair

ATTEST:

Clare Barcelona, Planning Commission Secretary

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

CITY OF BUELLTON
Planning Commission Agenda Staff Report

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

To: The Honorable Chair and Commission Members

From: Marc Bierdzinski, City Manager

Meeting Date: June 7, 2018

Subject: Resolution No. 18-04 - "A Resolution of the Planning Commission of the City of Buellton, California, Recommending City Council Approval of an Ordinance Repealing Municipal Code Chapter 9.08 and Adding Municipal Code Chapter 19.20 Regarding Commercial Cannabis Activities and Cannabis Cultivation, and Making Findings in Support Thereof"

INTRODUCTION & SUMMARY

In 2008, the City Council approved Municipal Code Chapter 9.08, which prohibits medical marijuana dispensaries. Since then, California's cannabis laws have undergone significant changes, including the establishment through Proposition 64 of a comprehensive regulatory scheme for adult use or recreational commercial cannabis businesses. At its April 12, 2018, meeting, the City Council directed staff to prepare an ordinance amending the Municipal Code to prohibit commercial cannabis facilities and to regulate cannabis cultivation. Pursuant to that direction, the proposed ordinance would broaden the City's existing cannabis regulations to prohibit all types of commercial cannabis businesses recognized under state law. The proposed ordinance would also impose regulations on cannabis deliveries and private cannabis cultivation in accordance with state law and City Council direction.

BACKGROUND

There have been four major developments in California's cannabis laws over the past three years:

- On October 9, 2015, Assembly Bills 243 and 266 and Senate Bill 643 (collectively, the "Medical Cannabis Regulation and Safety Act" or "MCRSA") were enacted to create a state regulatory and licensing system governing the cultivation, testing, and distribution of medical marijuana, the manufacturing of medical marijuana products, and physician recommendations for medical marijuana. MCRSA expressly preserved local control over medical marijuana

facilities and land uses, including the authority to prohibit medical marijuana facilities and cultivation completely.

- On November 8, 2016, the voters of the State of California approved Proposition 64, entitled the “Control, Regulate and Tax Adult Use of Marijuana Act” (the “AUMA”). Under Proposition 64, individuals may possess and use specified amounts of cannabis and may cultivate up to six cannabis plants per private residence. Under Health and Safety Code section 11362.2(b), cities may prohibit private outdoor cannabis cultivation, but may not prohibit completely private indoor cultivation of six cannabis plants or less. Cities, however, may reasonably regulate private indoor cultivation of six cannabis plants or less. Proposition 64 also established a regulatory system for commercial cannabis businesses commencing at Business and Professions Code section 26000. Under Proposition 64, recreational cannabis cultivators, manufacturers, distributors, retailers, and testing laboratories may operate lawfully if they obtain a state license to operate and comply with local ordinances. The state will not issue licenses if the proposed cannabis business violates a local ordinance. Business and Professions Code section 26200, which is part of Proposition 64, expressly recognized the ability of cities to completely prohibit all recreational cannabis businesses or to regulate such businesses.

- On June 27, 2017, the Governor signed Senate Bill 94, which repealed MCRSA and included provisions from MCRSA regarding medical cannabis in the AUMA, so that the regulations governing both medical and non-medical cannabis were contained under one regulatory structure. Senate Bill 94 renamed the AUMA as the Medicinal and Adult-Use Cannabis Regulation and Safety Act (“MAUCRSA”). In addition to consolidating state laws regarding medical cannabis and adult-use cannabis, Senate Bill 94 introduced more uniform terminology. Senate Bill 94 revised references in existing law to “marijuana” or “medical marijuana” to instead refer to “cannabis” or “medicinal cannabis”, and revised references to “nonmedical” to “adult-use.”

- On September 16, 2017, the Governor signed Assembly Bill 133, which further revised MAUCRSA’s provisions regarding cannabis deliveries, the state licensing of cannabis businesses, and cannabis taxation.

In light of these developments, the City Council supplemented its existing medical marijuana dispensary ban by adopting a temporary moratorium against all non-medical commercial cannabis activities under Ordinance Nos. 17-01, 17-03, and 17-05. This moratorium will expire in January 2019. On April 12, 2018, the City Council directed staff to draft an ordinance amending the Zoning Ordinance to prohibit both medicinal and non-medicinal commercial cannabis facilities and to regulate cannabis deliveries and personal cannabis cultivation.

The proposed ordinance will repeal Chapter 9.08 and consolidate the City’s cannabis regulations within the Zoning Code. The proposed ordinance adds Chapter 19.20 which will prohibit all commercial cannabis businesses within the City. State-licensed retailers

located outside the City could deliver to residents within Buellton provided that such delivery services comply with all applicable state cannabis laws. Finally, the proposed ordinance will allow individuals to cultivate up to six cannabis plants per private residence in accordance with MAUCRSA.

The proposed wording of Chapter 9.20 is included as Exhibit A to Resolution No. 18-04.

ENVIRONMENTAL

Pursuant to the California Environmental Quality Act (CEQA), the Planning Commission exercises its independent judgment and finds that this ordinance is not subject to the California Environmental Quality Act (CEQA) pursuant to the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, sections: 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment); 15060(c)(3) (the activity is not a project as defined in Section 15378); and 15061(b)(3), because the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Buellton has never allowed any commercial cannabis activity under the Municipal Code. The proposed ordinance, therefore, maintains the status quo. Because there is no possibility that this ordinance may have a significant adverse effect on the environment, the adoption of this ordinance is exempt from CEQA.

RECOMMENDATION

That the Planning Commission consider the adoption of Resolution No. 18-04 - "A Resolution of the Planning Commission of the City of Buellton, California, Recommending City Council Approval of an Ordinance Repealing Municipal Code Chapter 9.08 and Adding Municipal Code Chapter 19.20 Regarding Commercial Cannabis Activities and Cannabis Cultivation, and Making Findings in Support Thereof"

ATTACHMENTS

Planning Commission Resolution No. 18-04
Exhibit A - Proposed Ordinance Amendments

PLANNING COMMISSION RESOLUTION NO. 18-04

**A Resolution of the Planning Commission of the City of Buellton, California,
Recommending City Council Approval of an Ordinance Repealing Municipal Code
Chapter 9.08 and Adding Municipal Code Chapter 19.20 Regarding Commercial
Cannabis Activities and Cannabis Cultivation, and Making Findings in Support
Thereof**

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

SECTION 1: The City Council has proposed amending the Zoning Ordinance to prohibit commercial cannabis facilities and regulate commercial cannabis activities and private cannabis cultivation.

SECTION 2: The proposed Project consists of the following addition to the City's Zoning Ordinance:

1. Repealing Chapter 9.08, which previously prohibited medical marijuana facilities.
2. Adopting Chapter 19.20, prohibiting commercial cannabis facilities in the City of Buellton and prohibiting cannabis cultivation, except allowing a person to cultivate no more than six living cannabis plants inside his or her private residence, or inside an accessory structure to his or her private residence.

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 June 7, 2018 ("Public Hearing").
 2. All oral, written and visual materials presented in conjunction with that certain Public Hearing.
 3. The staff report dated June 7, 2018.
- 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 Planning Commission Public Hearing was published in a newspaper of general circulation on May 24, 2018 (the "Public Notice"), more than the minimum of 10 days in advance of the Public Hearing conducted on June 7, 2018.
2. The Public Notice was posted in two public locations on May 24, 2018, more than the minimum of 10 days in advance of the Public Hearing.

C. Environmental Review. Pursuant to the California Environmental Quality Act (CEQA), the Planning Commission exercises its independent judgment and finds that this ordinance is not subject to the California Environmental Quality Act (CEQA) pursuant to the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, sections: 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment); 15060(c)(3) (the activity is not a project as defined in Section 15378); and 15061(b)(3), because the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Buellton has never allowed any commercial cannabis activity under the Municipal Code. The proposed ordinance, therefore, maintains the status quo. Because there is no possibility that this ordinance may have a significant adverse effect on the environment, the adoption of this ordinance is exempt from CEQA.

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 Public Hearing, the Planning Commission does hereby declare as follows:

1. Zoning Ordinance Amendment

a. Findings:

- i.** That the form and substance of the Project, as well as the process used in its preparation and adoption, are consistent with the requirements set forth in the Buellton Municipal Code Section 19.10.110(C), in that the proposed ordinance will promote the general community welfare, is consistent with the General Plan, state planning and zoning laws, and the Buellton Zoning Ordinance, and is consistent with good zoning and planning practices.
- ii.** That the Project is in conformance with all applicable policies and implementation programs set forth in the 2025 Buellton General Plan.
- iii.** That the Project will not be detrimental to the health, safety, comfort, convenience, property values and general welfare of the community.

SECTION 4: Based upon the forgoing findings, facts and conclusions, including, but not limited to, the review of the information provided in the Staff Report, consideration of the testimony given at the Planning Commission Public Hearing, as well as other pertinent information, the Planning Commission hereby recommends that the City Council adopt the proposed ordinance wording contained in Exhibit A, attached hereto.

SECTION 5: The Planning Commission Secretary shall certify as to the adoption of this Resolution and shall cause the same to be transmitted to the City Clerk for consideration by the City Council.

PASSED, APPROVED and ADOPTED this 7th day of June, 2018.

Brian Dunston
Chair

ATTEST:

Clare Barcelona
Planning Commission Secretary

Exhibit A – Proposed Ordinance

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

I, Clare Barcelona, Planning Commission Secretary of the City of Buellton, do hereby certify that the foregoing Resolution No. 18-04 was duly approved by the Planning Commission of the City of Buellton at a meeting held on the 7th day of June, 2018, by the following vote, to wit.

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

IN WITNESS WHEREOF, I have hereunto set my hand this 7th day of June, 2018.

Clare Barcelona
Planning Commission Secretary

EXHIBIT A
PROPOSED ORDINANCE AMENDMENTS

Text being deleted in ~~strikeout~~ and text being added is underlined.

Delete Chapter 9.08 of the Buellton Municipal Code.

~~Chapter 9.08 MEDICINAL MARIJUANA DISPENSARIES PROHIBITED~~

~~9.08.010 Prohibition of medicinal marijuana dispensaries.~~

~~A. — No person shall establish, operate, or permit to be operated, a medicinal marijuana dispensary in or upon any premises in the city of Buellton, nor operate such a dispensary as a mobile vendor. It is a violation of this chapter for any person to knowingly allow property of which he or she is the tenant or owner to be used as a medicinal marijuana dispensary.~~

~~B. — No medicinal marijuana dispensary shall be established or located or operated within the city of Buellton, nor shall any building permit, conditional use permit, development plan, zoning clearance, or other entitlement for use be issued for any medicinal marijuana dispensary, nor shall any existing uses be modified to add a medicinal marijuana dispensary. (Ord. 08 01 § 3, 2008)~~

~~9.08.020 Definitions.~~

~~For the purposes of this chapter, unless otherwise apparent from the context, the following definitions apply:~~

~~“Marijuana” means all parts of organically grown Cannabis plants, whether growing or not; the seeds thereof; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seed, or its resin. “Marijuana” does not include the mature stalks of the plant, fiber produced from the stalks, oil, or cake made from the seeds of the plant, or any other compound, manufacture, salt, derivative, mixture, or preparation of mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination.~~

~~“Medical marijuana dispensary,” “medicinal marijuana dispensary,” “dispensary,” and “medical/medicinal marijuana clinic” means any facility, site, cooperative, location, use, or mobile vending vehicle where medicinal marijuana is cultivated, distributed, sold, exchanged, given away, or made available for medical purposes in accordance with Health and Safety Code Section 11362.5. It shall not include the following uses, as long as the location of such uses is~~

~~otherwise regulated by the Buellton Municipal Code or other applicable laws: a clinic licensed pursuant to Chapter 1 of Division 2 (Sections 1200 et seq.) of the Health and Safety Code; a health care facility licensed pursuant to Chapter 1 of Division 2 (Sections 1250 et seq.) of the Health and Safety Code; a residential care facility for persons with chronic life-threatening illnesses licensed pursuant to Chapter 3.01 of Division 2 (Sections 1568.01 et seq.) of the Health and Safety Code; a residential care facility for the elderly licensed pursuant to Chapter 3.2 of Division 2 (Sections 1569.2 et seq.) of the Health and Safety Code; and a residential hospice or home health agency licensed pursuant to Chapter 8 of Division 2 (Sections 1725 et seq.) of the Health and Safety Code.~~

~~“Medicinal marijuana” means marijuana authorized in strict compliance with California Health and Safety Code Sections 11362.5 through 11362.9. (Ord. 08-01 § 3, 2008)~~

Add Chapter 19.20 to the Buellton Municipal Code.

Chapter 19.20 COMMERCIAL CANNABIS ACTIVITIES AND CANNABIS CULTIVATION

19.20.010 Purpose

19.20.020 Definitions

19.20.030 Prohibition of Commercial Cannabis Facilities

19.20.040 Regulation of Cannabis Cultivation

19.20.050 Enforcement

19.20.010 Purpose

The purpose and intent of this chapter is to prohibit any commercial cannabis facility and to regulate cannabis cultivation within the city limits. It is recognized that it is a federal violation under the Controlled Substances Act to possess or distribute cannabis even if for medical purposes. Additionally, there is evidence of an increased incidence of crime-related secondary impacts in locations associated with a cannabis facility, which is contrary to policies that are intended to promote and maintain the public's health, safety, and welfare.

19.20.020 Definitions

As used in this chapter, the following words and phrases shall have the meaning set forth below:

Cannabis or marijuana has the meaning set forth in Business and Professions Code section 26001(f) and includes all parts of the plant Cannabis sativa Linnaeus, Cannabis indica, or Cannabis ruderalis, whether growing or not; the seeds thereof; the resin, whether crude or purified, extracted from any part of the plant; and every compound, manufacture, salt, derivative,

mixture, or preparation of the plant, its seeds, or resin. Cannabis or marijuana also means the separated resin, whether crude or purified, obtained from cannabis. Cannabis or marijuana does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination. Cannabis or marijuana does not mean “industrial hemp” as defined by Section 11018.5 of the Health and Safety Code.

Commercial cannabis activity has the meaning set forth in Business and Professions Code section 26001(k), and includes the cultivation, possession, manufacture, processing, storing, laboratory testing, labeling, transporting, distribution, or sale of medical cannabis or a medical cannabis product related to qualifying patients and primary caregivers.

Commercial cannabis facility means any building, facility, use, establishment, property, or location where any person or entity establishes, commences, engages in, conducts, or carries on, or permits another person or entity to establish, commence, engage in, conduct, or carry on, any commercial cannabis activity that requires a state license or nonprofit license under Business and Professions Code sections 26000 and following, including but not limited to cannabis cultivation, cannabis distribution, cannabis transportation, cannabis storage, manufacturing of cannabis products, cannabis processing, the sale of any cannabis or cannabis products, and the operation of a cannabis microbusiness.

Cultivation has the meaning set forth in Business and Professions Code section 26001(l) and includes any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis.

State Cannabis Laws shall mean and include California Health and Safety Code Sections 11362.1 through 11362.45; California Health and Safety Code Section 11362.5 (Compassionate Use Act of 1996); California Health and Safety Code Sections 11362.7 to 11362.83 (Medical Marijuana Program Act); California Health and Safety Code Sections 26000 through 26211 (Medicinal and Adult-Use Cannabis Regulation and Safety Act (“MAUCRSA”)); California Health and Safety Code Sections 26220 through 26231.2; the California Attorney General’s Guidelines for the Security and Non-Diversion of Marijuana Grown for Medical Use issued in August, 2008, as such guidelines may be revised from time to time by action of the Attorney General; California Labor Code Section 147.5; California Revenue and Taxation Code Sections 31020 and 34010 through 34021.5; California Fish and Game Code Section 12029; California Water Code Section 13276; all state regulations adopted pursuant to MAUCRSA; and all other applicable laws of the state of California.

19.20.030 Prohibition of Commercial Cannabis Facilities

A. Commercial cannabis facilities are prohibited in all zoning districts in the City and may not be established or operated anywhere in the City.

B. The prohibition in Paragraph A shall not prohibit a state licensed retailer located outside the City from delivering to customers in the City, provided that such deliveries are in strict compliance with State Cannabis Laws.

19.20.040 Regulation of Cannabis Cultivation

No person or entity may cultivate cannabis at any location in the City, except that a person may cultivate no more than six living cannabis plants inside his or her private residence, or inside an accessory structure to his or her private residence located upon the grounds of that private residence that is fully enclosed and secured against unauthorized entry, provided that the owner of the property provides written consent expressly allowing the cannabis cultivation to occur, the person conducting the cannabis cultivation complies with all applicable Building Code requirements set forth in Title 17 of this code, there is no use of gas products (CO₂, butane, propane, natural gas, etc.) on the property for purposes of cannabis cultivation, and the cannabis cultivation complies with Health and Safety Code section 11362.2(a)(3).

19.20.050 Enforcement

Any violation of the chapter shall be enforced pursuant to Section 19.10.300.

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: Andrea Keefer, Assistant Planner
Date: June 7, 2018
Subject: Preliminary Review of “Cambria Hotel & Suites/Boutique Hotel” Project
18-FDP-02 and TPM 31062

BACKGROUND/DISCUSSION

Owner: SY Valley Vineyard Resorts, LLC
Applicant/Agent: Thom Jess, Arris Studio Architects
Zoning: CR-SP (General Commercial – Specific Plan)
APN: 137-790-001

The proposed project consists of a Final Development Plan (18-FDP-02) and a Tentative Parcel Map (TPM 31062) for development of two hotels, and a separate meeting room building with a combined total of 139,200 square feet of building floor area. The total building floor area of Cambria Hotel is 72,000 square feet, the Boutique Hotel building area is 64,000 square feet, and the meeting room building is 3,200 square feet. The proposed project is located between McMurray Road and Valley Vineyard Circle, on the hotel site of The Village Specific Plan area (**Attachment 1 – Vicinity Map and Attachment 1a – Village Specific Plan Map**).

Each hotel will be four stories in height and consist of 107 guest rooms, with a combined total of 214 guest rooms. The Village Specific Plan allows for a maximum of 225 guest rooms. A separate 3,200 square foot meeting room building will be located on the Boutique hotel site, which will be available for use by both hotels. The project will also feature two pools, one for each hotel, and a shared outdoor open space, including an event lawn, a bocce court, outdoor seating areas, and a water feature. A project description is included as **Attachment 2**.

The preliminary architectural, civil, and landscape plans are included as **Attachment 3**. The Tentative Parcel Map is included as **Attachment 4**.

INITIAL STAFF REVIEW

After initial review, it appears that the project is generally consistent with The Village Specific Plan and the CR (General Commercial) Zone standards, and other applicable Municipal Code Requirements.

Site Coverage and Building Floor Area

The project site is approximately 4.03 acres. The proposed building floor area of all buildings is estimated at 139,200 square feet. The Village Specific Plan allows a maximum of 200,000 square feet of building floor area. The square footage details of the building footprint (site coverage) were not provided on the plans. These details will need to be provided on the resubmitted plans. However, the CR zone does not have a maximum building footprint site coverage requirement.

Setbacks

The CR zone setback requirements do not require a side or front setback. The CR zone requires that there is a minimum rear setback of 50 feet for properties adjacent to residential zones. However, The Village Specific Plan allows for a reduced rear setback to 15 feet to allow more flexibility on the site. The nearest building to the property line of the Hotel site is approximately 60 feet. Parking and landscaping encompasses the remaining setback areas.

Height Limits and Architecture

The Village Specific Plan allows a height of up to 64 feet, and up to 4 stories. The proposed height of the Cambria Hotel is 50 feet to the top of mansard, with a tower structure that reaches a maximum height of 64 feet. The Boutique Hotel is 50 feet to the top of mansard, with a tower structure that reaches a maximum height of 57 feet. Both hotels are four stories tall. The proposed architectural style is Contemporary Ranch. Comments from our architecture and design consultant are forthcoming and will be forwarded to the Planning Commission when they are received. The comments shall be addressed in the resubmittal of the plans.

Parking

Municipal Code Sections 19.04. -140 and -142 require a total of 222 on-site parking spaces; calculated at 1 space per hotel room, and 1 space per 5 employees. There are a total of 214 hotel rooms, and an estimated 40 employees required per shift. The proposed project plans provide a total of 222 parking spaces, including 7 ADA spaces. Based on the total number of parking spaces, 5 ADA spaces are required. There are 52 compact spaces (23% of total spaces). The Municipal Code allows a maximum of 30% of spaces to be compact. No bicycle parking spaces are proposed at this time.

Site Access

Access to the project site is proposed from two locations; one access point is proposed via a driveway along McMurray Road and the other is on the interior of the lot along Valley Vineyard Circle. The City's traffic engineers will need to review the access along McMurray Road as traffic is already impacted along McMurray Road. Additionally, if the proposed access points remain, the existing bus stop along McMurray will need to be relocated. The potential for relocation of the existing bus stop will need to be discussed further with Santa Ynez Valley Transit and Solvang.

Landscaping and Lighting Plans

The CR zone requires a minimum of 5% of the net lot area be covered in landscaping, and that all setback areas fronting on streets be covered in landscaping. The plans appear to meet the 5% requirement, however, no percentage of landscape area was provided on the plans. The plans show all setback areas covered in landscaping. All proposed trees are either on the City’s approved tree planting list or are listed as an appropriate tree type for Climate Zone 14. The Contract City Architect is reviewing the landscape plans to ensure that all proposed tree types are appropriate for the area. Irrigation plans will need to be provided.

The applicant has submitted proposed preliminary exterior lighting plan, however, no exterior building lighting is shown on the plans. Exterior building lighting shall also be shown on the architectural elevations and shall be consistent with the contemporary ranch design style. All lighting shall be night-sky friendly. A Photometric analysis is required and shall include all proposed exterior lighting.

Signage

Signage is implied throughout the project plans. However, no details of the proposed signs are provided. A Master Sign Program shall be prepared for the project, and shall include all required signage details in compliance with the City’s sign ordinance.

Tentative Parcel Map

The original Tentative Tract Map (TTM 31052) for The Village Specific Plan area subdivided the one original parcel into five separate parcels. The hotel site is located on one of those parcels. The hotel project now proposes to divide the hotel site into two separate parcels. The Planning Commission can review TPM 31062 as a tentative parcel map under the parcel map exception regulations of the Subdivision Map Act (Section 66426(C)).

Environmental

An Environmental Impact Report was prepared and adopted for the entire Village Specific Plan site (formerly known as Oak Springs Village). Development projects that the City determines to be consistent with the Specific Plan, and determines will not result in new effects or require additional mitigation, can be approved without additional environmental review. If there are significant changes proposed to the Specific Plan that the City concludes will result in new effects or require additional mitigation, any additional environmental review need focus only on those specific areas or topics affect by the change. The project is generally consistent with the adopted Village Specific Plan. However, a final determination of the required environmental review will be made at the Public Hearing for the Project.

INITIAL STAFF COMMENTS

The following are initial staff comments on the proposed project:

1. Architectural Plans:

- a. Parking calculations on Sheet A1.1 need to be clarified. Plans list 209 spaces required for the guest rooms. There are 214 guest rooms, therefore 214 parking spaces required. Additionally, the total required parking space calculation needs to be changed to 222 spaces.
- b. Sheet A3.1 shall show floor plans for the third and fourth floors of Cambria Hotel and Suites.
- c. Sheet A4.1 shall show floor plans for the third and fourth floors of Boutique Hotel.
- d. Sheet A5.0 shall show elevations of all sides of the event/meeting building. Exterior building lights shall be shown on the architectural drawings.
- e. Clarification is needed as to the types of events that will be held in the meeting room space. It should be made clear that the event building is reserved for hotel guests only.
- f. Sheet A2.1 shows an inconsistent scale bar. Need to show correct scale.
- g. Setbacks from buildings to new property lines shall be clearly shown on the site plan.
- h. A letter from MarBorg is required to verify the location and design of the trash enclosure meets their standards.
- i. Reciprocal access agreement will be required between the two properties.
- j. Architectural elevations shall show lighting details that are consistent with the proposed exterior lighting plan.
- k. A Master Sign Program shall be submitted for the entire project site. Some signage details are provided or implied on the project plans, however, a fully detailed Master Sign Plan shall be submitted.

2. Civil Plans/Public Works Comments:

- a. Preliminary stormwater control plan has been submitted, however, it should reflect that the project is a Tier 4 project with greater than 22,500 sf of impervious surface. This will require LID, run off treatment, prevention of off-site discharge for storm events up to 95th percentile with stormwater control measures and peak flow control not to exceed pre-project flows for storm events.
- b. Traffic engineering will need to review access from McMurray Road. This access site was not addressed or anticipated during the Master Plan. Circulation is already impacted on McMurray Road. In addition, this directly impacts the existing bus stop with no proposed site for relocation.
- c. Parcel map will require a cross access agreement and cross drainage agreement.
- d. Please provide the Can and Will serve application to provide water and sewer needs for the project (for each site) for review.

3. Landscape and Lighting Plans:

- a. Sheet A2.2 shows an inconsistent scale bar. Need to show correct scale.
- b. Please clarify the proposed overall height of the pole light.
- c. Lighting details shall be shown on the building elevations.
- d. Irrigation plans shall be submitted.
- e. Landscape Plans must include the Model Water Efficiency Landscape Ordinance statement and signature to ensure compliance.

- f. A Photometric lighting plan shall be provided, and shall include all exterior lighting for the project.
 - g. Color and Materials Board will need to be submitted prior to Planning Commission hearing on the Final Development Plan.
 - h. Plans shall indicate tree sizes. Trees shall be a minimum of 24" box.
 - i. Plans shall indicate shrub sizes (ie. 1 gallon, 5 gallon, etc).
 - j. Plans shall clearly indicate which tree types will be located where. Current plans do not show this information clearly.
 - k. Staff recommends the addition of oak trees on the site, where appropriate.
4. Tentative Tract Map:
- a. Cross-access agreement will be required between the two parcels and shall be recorded.
 - b. Map Number (TPM 31062) shall be added to the map.
 - c. Setbacks from the buildings to the new property lines shall be shown and clearly indicated on the Tentative Map and the site plan.

Comments and corrections from staff and the Planning Commission will 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 a public hearing with the Planning Commission. At that time the Planning Commission would take an action on the project.

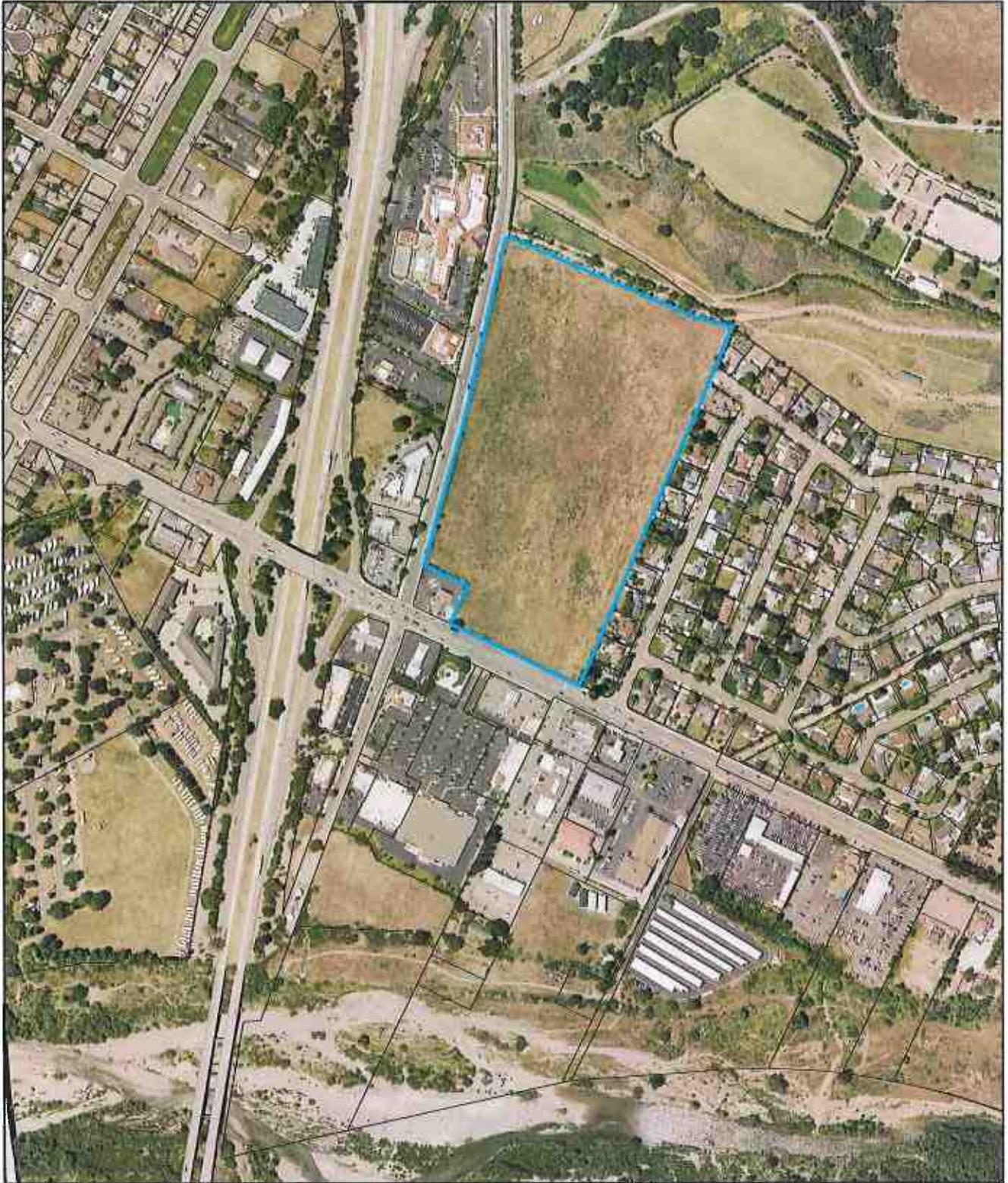
RECOMMENDATION

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

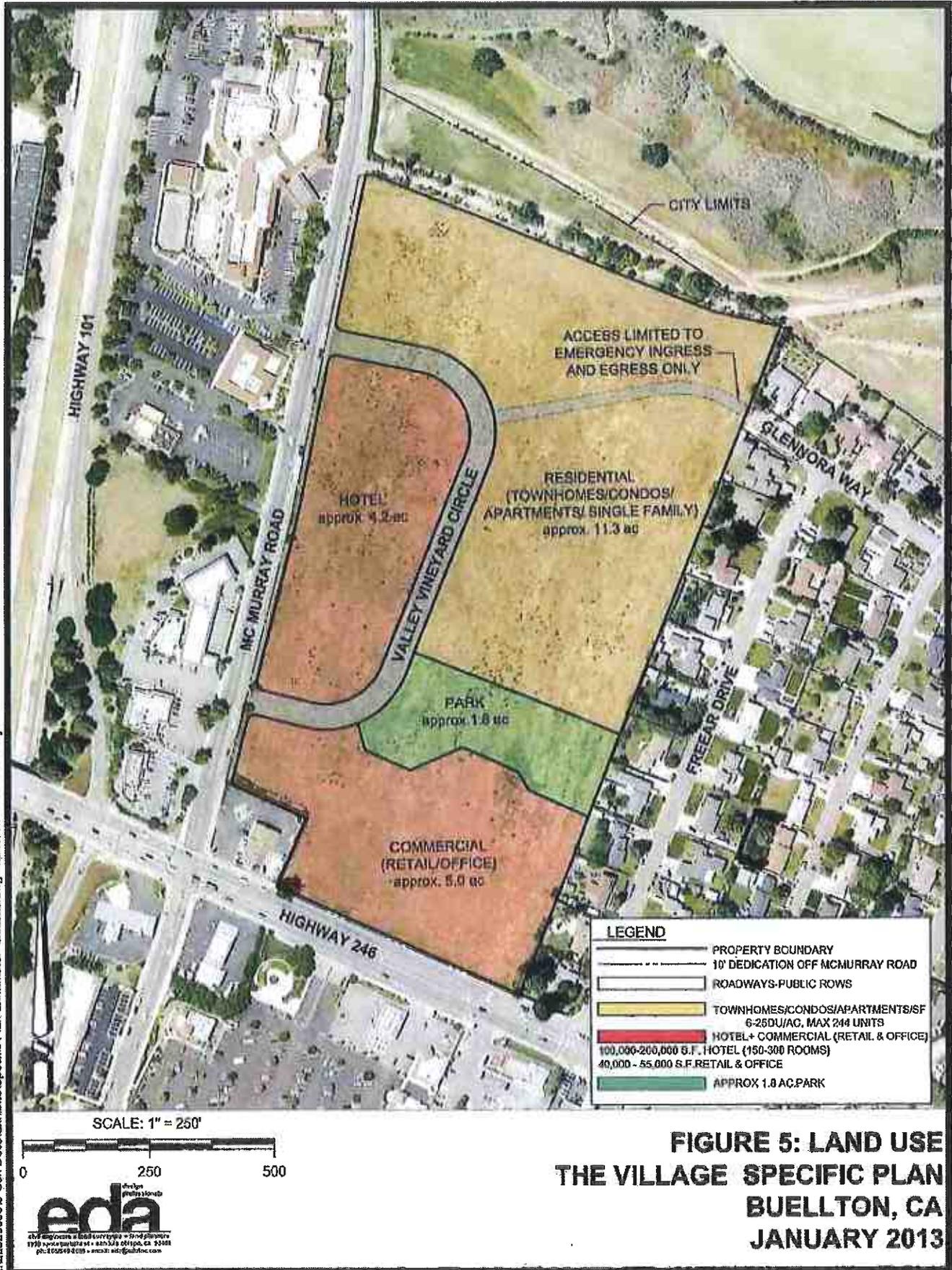
ATTACHMENTS

- Attachment 1 – Vicinity Map
- Attachment 1A – Specific Plan Site Plan
- Attachment 2 – Project Description
- Attachment 3 – Architectural, Civil and Landscape/Lighting Plans
- Attachment 4 – Tentative Parcel Map

Attachment 1 - Vicinity Map



0 290 580 1,160 Feet



K:\2226000\9-Con Docs\Exhibits\Specific Plan Exhibits\SP exhibits.dwg 12/17/12 01:27 PM amy





May 2, 2018

Andrea Keefer
Assistant Planner
City of Buellton

RE: Cambria Hotel & Suites and a Boutique Hotel

Dear Andrea,

Below is a project description for the two proposed hotels on McMurray Road (APN 137-790-001).

The existing site is approximately 4 acres and is located within the Village specific plan area.

Within the Village Specific Plan the requirements for the hotel site are designated as follow:

Requirements

Floor Area:	100,000 – 200,000 Square Feet
Guest Rooms:	150 – 225 Guest Rooms
Zoning:	General Commercial (CR)
Development Standards:	Consistent with Municipal Code except rear setback reduced from 50' to 15'.
Allowable Uses:	Hotel & Hotel Support Services (Gift Store, Restaurant and Bar, Recreation Facilities, Etc.)
Landscaping:	Pedestrian friendly area between buildings and park with water feature.
Pedestrian Access:	Allowed throughout site with minimal conflicts with vehicular traffic.
Building Height:	3 – 4 stories in height of approximately 64'

The project is in compliance with all of these requirements. A breakdown of the proposed buildings is listed below.

Proposed

Floor Area:	139,200 Square Feet
Guest Rooms:	214 Guest Rooms
Zoning:	General Commercial (CR)
Development Standards:	58' rear setback
Proposed Uses:	Hotel & Hotel Support Services (Meeting Room)
Landscaping:	Pedestrian friendly area between buildings and park with water feature and other amenities.
Pedestrian Access:	Parking around perimeter of site to allow uninterrupted pedestrian access within site.
Building Height:	4 stories (57' maximum height)

The proposed project is also in compliance with the requirements of the City of Buellton Community Design Guidelines. The design guidelines outline four architectural styles that are suitable for development. All four options are described as suitable to commercial development in this zone.

The proposed buildings are designed in the Contemporary Ranch style. This style was selected because of its suitability to larger buildings and the fact that the other commercial component with the Village Specific Plan utilize this style.

The Contemporary Ranch style is characterized by the restrained use of simple geometric shapes and ornamentation as well as an interesting mix of rustic and modern materials.

The proposed buildings exemplify this style through the use of a variety of both rustic and modern materials, varied roof forms, articulated facades, both iron and heavy timber trellises and awnings, brackets supporting roof overhangs, stone veneer building base courses and a rhythmic pattern of grouped and singular windows.

As part of the application we are requesting to split the existing parcel into two separate parcels. A tentative parcel map is being submitted with the intent that it is processed concurrently with the development review application.

Sincerely

A handwritten signature in black ink, appearing to read 'Thom Jess', with a long horizontal flourish extending to the right.

Thom Jess
Arris Studio Architects

Cambria Hotel & Suites & a Boutique Hotel

Buellton

California



Cambria Hotel & Suites
and a Boutique Hotel
in
Buellton, CA

DATE: APRIL 21, 2015
SCALE: INDICATED
SHEET: A1.0

Attachment 3

Cambria Hotel & Suites & a Boutique Hotel

California

Buellton

PROJECT STATISTICS

ADDRESS:	180 McMURRAY ROAD
ASSessor PARCEL NUMBER:	137-760-001
SITE AREA:	4.03 ACRES (173,587 SF)
SPECIFIC PLAN AREA:	VILLAGE SPECIFIC PLAN
ZONING:	CM (GENERAL COMMERCIAL)
EXISTING USE:	VACANT
PROPOSED USE:	HOTEL AND ASSOCIATED FUNCTIONS
BUILDING HEIGHT ALLOWED:	64 FEET (SPECIFIC PLAN)
BUILDING HEIGHT PROPOSED:	57 FEET TO TOP OF TOWER
NUMBER OF STORIES ALLOWED:	4 STORIES
NUMBER OF STORIES PROPOSED:	4 STORIES
BUILDING AREA ANTICIPATED:	100,000 S.F. - 200,000 S.F. (SPECIFIC PLAN)
BUILDING AREA PROPOSED:	79,000 S.F.
LANDSCAPE AREA:	44,000 S.F.
LANDSCAPE SPACE:	3,200 S.F.
TOTAL:	137,200 S.F.

PARKING REQUIRED:	298 SPACES (1245 GUEST ROOMS @ 1.5 SPACES PER ROOM)
(1) SPACE PER GUEST ROOM:	298 SPACES (1245 EMPLOYEES @ 1.5 SPACES PER EMPLOYEE)
TOTAL REQUIRED:	298 SPACES (1245 EMPLOYEES @ 1.5 SPACES PER EMPLOYEE)
TOTAL PROVIDED:	222 SPACES

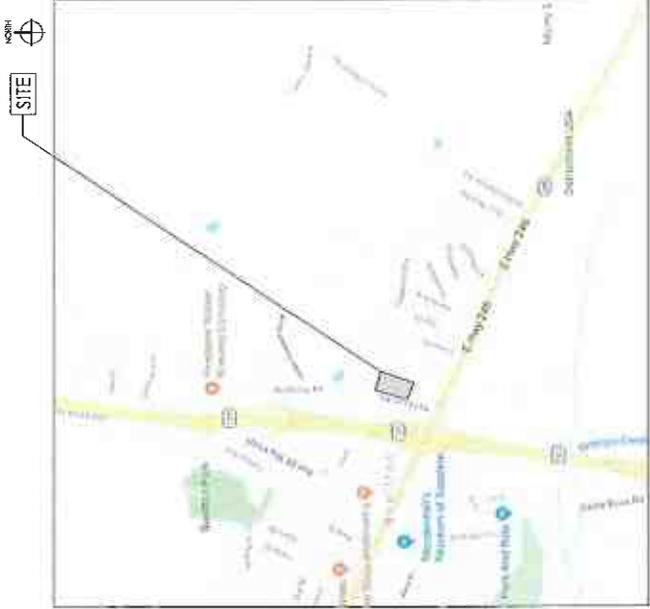
PROJECT DESCRIPTION

THIS PROJECT PROPOSES TO ENLARGE THE EXISTING 1.6-4-ACRE PARCELS AND CONSTRUCT TWO SEPARATE HOTELS. A MEETING ROOM BUILDING AND ASSOCIATED SURFACE PARKING ARE ALL BUILDINGS WILL FOLLOW THE CONTEMPORARY MODERN SINGLE STORY ARCHITECTURE. THE SITE IS DESIGNATED FOR A HOTEL USE IN THE SPECIFIC PLAN AREA. THE SITE IS THE NORTHERN HOTEL WILL BE A BRANDED HOTEL (CAMBRIA HOTEL & SUITES). IT WILL BE FOUR STORIES TALL AND CONTAIN 107 GUEST ROOMS. THE SOUTHERN HOTEL IS PLANNED TO BE A BOUTIQUE HOTEL. IT WILL ALSO BE FOUR STORIES TALL AND IT WILL CONTAIN 107 GUEST ROOMS. THE MEETING ROOM BUILDING WILL BE A SINGLE STORY BUILDING. THE TWO HOTELS WILL CONTAIN A TOTAL OF 214 GUEST ROOMS. THE MEETING ROOM WILL BE A SEPARATE BUILDING APPROXIMATELY 3,200 SF SINGLE STORY BUILDING. IT WILL SERVE BOTH HOTELS.

DRAWING INDEX

ARCHITECTURAL SHEETS	
A1.0	COVER SHEET
A1.1	PROJECT DATA
A2.0	ADJACENCY PLAN
A2.1	SCHEMATIC SITE LIGHTING PLAN
A2.2	CAMBRIA HOTEL - FIRST FLOOR PLAN
A2.3	CAMBRIA HOTEL - TYPICAL UPPER FLOOR PLAN
A2.4	CAMBRIA HOTEL - SCHEMATIC ELEVATION
A2.5	CAMBRIA HOTEL - SCHEMATIC ELEVATION
A2.6	CAMBRIA HOTEL - SCHEMATIC ELEVATION
A2.7	CAMBRIA HOTEL - SCHEMATIC ELEVATION
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A2.9	CAMBRIA HOTEL - SCHEMATIC ELEVATION
A2.10	CAMBRIA HOTEL - SCHEMATIC ELEVATION
A2.11	CAMBRIA HOTEL - SCHEMATIC ELEVATION
A2.12	CAMBRIA HOTEL - SCHEMATIC ELEVATION
A2.13	CAMBRIA HOTEL - SCHEMATIC ELEVATION
A2.14	CAMBRIA HOTEL - SCHEMATIC ELEVATION
A2.15	CAMBRIA HOTEL - SCHEMATIC ELEVATION
A2.16	CAMBRIA HOTEL - SCHEMATIC ELEVATION
A2.17	CAMBRIA HOTEL - SCHEMATIC ELEVATION
A2.18	CAMBRIA HOTEL - SCHEMATIC ELEVATION
A2.19	CAMBRIA HOTEL - SCHEMATIC ELEVATION
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A2.22	CAMBRIA HOTEL - SCHEMATIC ELEVATION
A2.23	CAMBRIA HOTEL - SCHEMATIC ELEVATION
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A2.25	CAMBRIA HOTEL - SCHEMATIC ELEVATION
A2.26	CAMBRIA HOTEL - SCHEMATIC ELEVATION
A2.27	CAMBRIA HOTEL - SCHEMATIC ELEVATION
A2.28	CAMBRIA HOTEL - SCHEMATIC ELEVATION
A2.29	CAMBRIA HOTEL - SCHEMATIC ELEVATION
A2.30	CAMBRIA HOTEL - SCHEMATIC ELEVATION
A2.31	CAMBRIA HOTEL - SCHEMATIC ELEVATION
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A2.77	CAMBRIA HOTEL - SCHEMATIC ELEVATION
A2.78	CAMBRIA HOTEL - SCHEMATIC ELEVATION
A2.79	CAMBRIA HOTEL - SCHEMATIC ELEVATION
A2.80	CAMBRIA HOTEL - SCHEMATIC ELEVATION
A2.81	CAMBRIA HOTEL - SCHEMATIC ELEVATION
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A2.100	CAMBRIA HOTEL - SCHEMATIC ELEVATION

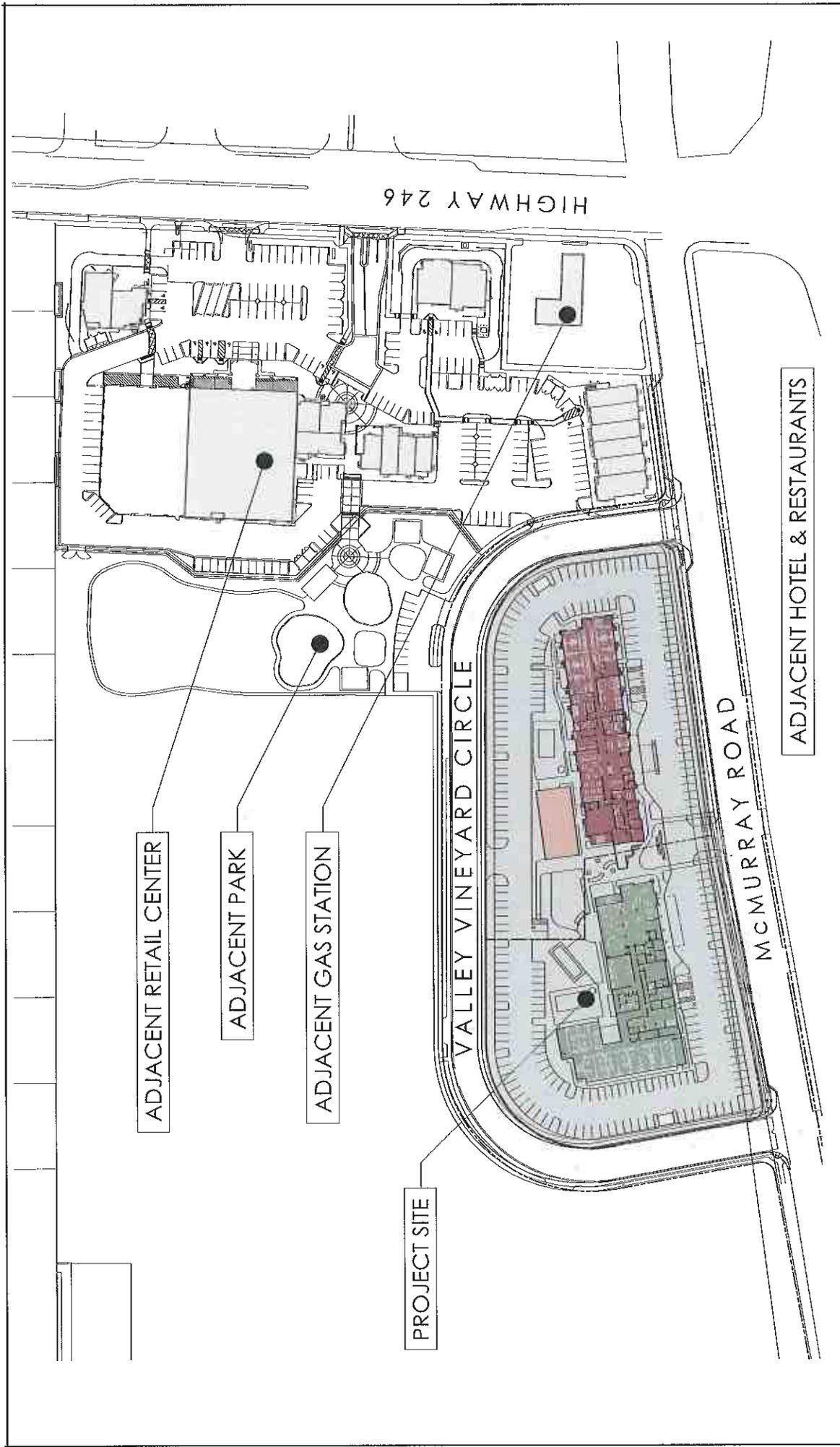
VICINITY MAP



Cambria Hotel & Suites
and a Boutique Hotel
in
Buellton, CA

DATE: APRIL 24, 2011
SCALE: 1/8"=1'-0"
SHEET: A1.1

Attachment 3



ADJACENT RETAIL CENTER

ADJACENT PARK

ADJACENT GAS STATION

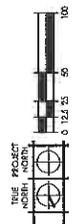
PROJECT SITE

VALLEY VINEYARD CIRCLE

MC MURRAY ROAD

ADJACENT HOTEL & RESTAURANTS

HIGHWAY 246



Cambria Hotel & Suites
and a Boutique Hotel
in:
Buellton, CA

DATE: APRIL 2011
SCALE: 1" = 40' @ 11.5" x 17" SHEET
PROJECT: A2.0

SCHMATIC ADJACENCY PLAN

Attachment 3

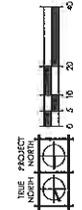


Cambria Hotel & Suites
and a Boutique Hotel
in
Buellton, CA

DATE: APRIL 26, 2011
TIME: 1:45 PM
A2.1

SCHEMATIC SITE PLAN

Attachment 3

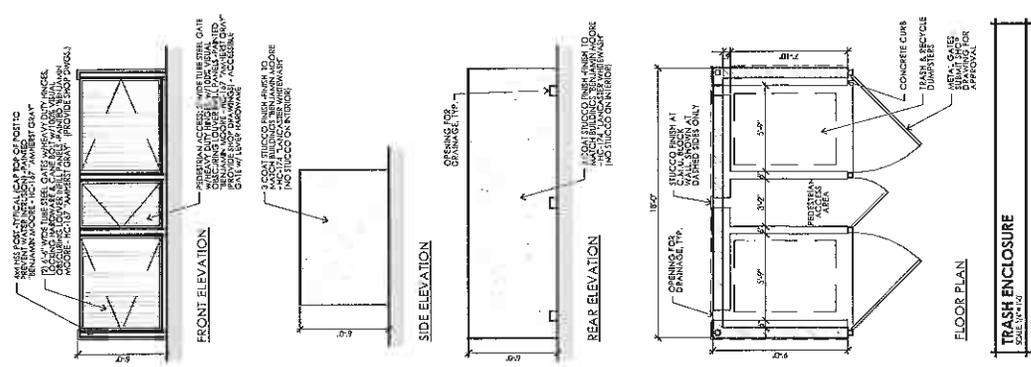
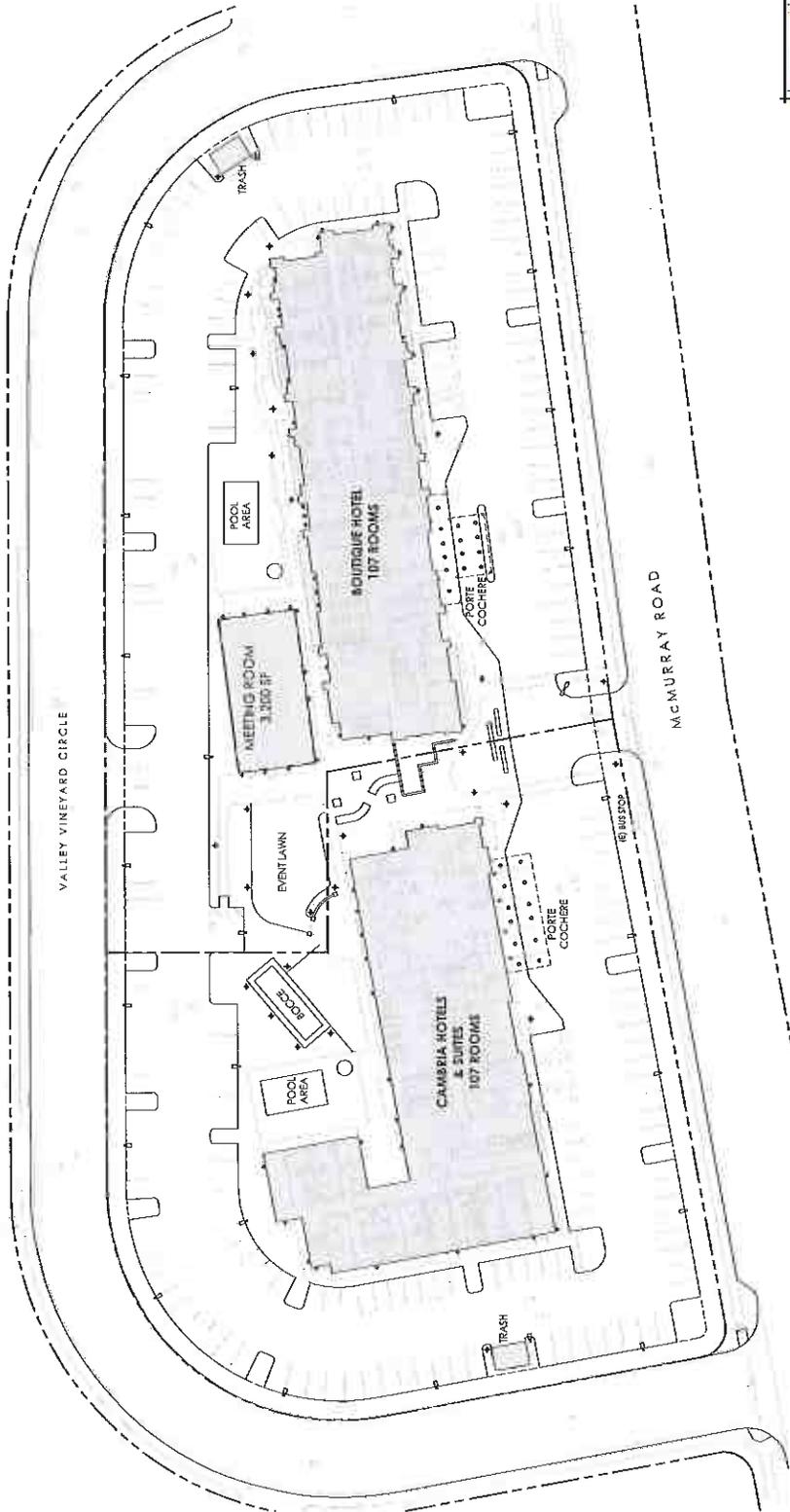


LIGHTING LEGEND

- ⊕ 4-3/4" 340° BOLLARD
- ⊕ 4-3/4" DIRECTIONAL BOLLARD
- ⊕ WALL MOUNTED LIGHT
- ⊕ POLE LIGHT
- ⊕ RECESSED CAN

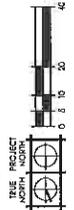
LIGHTING FIXTURES

- 4-3/4" BOLLARD**
BEGA WALL MOUNTED
POLE LIGHT
MODEL: ASLEL-DARK BRONZE
WATTS: 13
LUMENS: 1500
- 4-3/4" BOLLARD**
BEGA 300° BOLLARD
POLE LIGHT
MODEL: 324-DARK BRONZE
WATTS: 13
LUMENS: 1500
- 4-3/4" BOLLARD**
BEGA DIRECTIONAL BOLLARD
POLE LIGHT
MODEL: 324-DARK BRONZE
WATTS: 13
LUMENS: 1500
- WALL MOUNTED LIGHT**
BEGA WALL MOUNTED
POLE LIGHT
MODEL: ASLEL-DARK BRONZE
WATTS: 13
LUMENS: 1500
- POLE LIGHT**
GEORGE JELICO 1000 LUMENS-12A
(ROCKER-PARKING LOT)
FINISH: CARBONAL GRAY
POLE: 10 FT
LUMENS: 11,500
- RECESSED CAN**
BEGA WALL MOUNTED
POLE LIGHT
MODEL: ASLEL-DARK BRONZE
WATTS: 13
LUMENS: 1500



Cambria Hotel & Suites
and a Boutique Hotel
in
Buellton, CA

DATE: APR 24, 2018
PROJECT: 17-208-0000
SHEET: A2.2



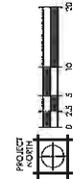
SCHEMATIC SITE LIGHTING PLAN

Attachment 3



Cambria Hotel & Suites
and a Boutique Hotel
in
Buellton, CA

APRIL 21, 2015
1" = 20'-0" (ASB)
A3.1



SCHEMATIC SECOND FLOOR PLAN - CAMBRIA HOTEL & SUITES

Attachment 3



Attachment 3

SCHEMATIC FRONT ELEVATION (WEST) - CAMBRIA HOTEL & SUITES



Cambria Hotel & Suites
and a Boutique Hotel
in
Buellton, CA

METAL AWNINGS

STUCCO FINISH

CEMENT FIBER BOARD & BATTEN SIDING

TEXTURED WOOD SIDING

STANDING SEAM METAL ROOF

STONE VENEER AT GROUND FLOOR

CANTILEVERED AWNING

TOWER ELEMENT W/ FLOOR TO CEILING GLAZING

CANTILEVERED PORTE COCHERE



↑ T.O. CURBLINE
+2.5'-0"

↑ T.O. TOWER
+27'-0"

↑ T.O. MASS/ROOF
+37'-0"

4TH FLOOR
+34'-0"

3RD FLOOR
+24'-0"

2ND FLOOR
+14'-0"

1ST FLOOR
+0'-0"

12'-9"

DATE: APRIL 24, 2018
 DRAWN BY: J. L. B. 17-018
 CHECKED BY: J. L. B. 17-018
 SCALE: 1" = 4'-0"

A3.3

Cambria Hotel & Suites
 and a Boutique Hotel
 Buellton, CA

ARTIS
 ARCHITECTURE



SCHMATIC RIGHT ELEVATION (SOUTH) - CAMBRIA HOTEL & SUITES

Attachment 3

- STANDING SEAM METAL ROOF
- PAINT VTAC GRILLE TO MATCH
- STUCCO FINISH
- ALUMINIUM OR VINYL WINDOWS
- LARGE CANOPY WITH ANGLED SUPPORTS
- RECESSED DECKS AT TOP FLOOR
- TEXTURED WOOD SIDING
- CEMENT FIBER BOARD & BATTEN SIDING
- STONE VENEER AT GROUND FLOOR
- CANTILEVERED AWNING
- TOWER ELEMENT W/ FLOOR TO CEILING GLAZING
- CORRUGATED METAL SIDING
- WOOD TRELLIS
- METAL AWNINGS
- CEMENT FIBER BOARD & BATTEN SIDING



APRIL 24, 2023
 PROJECT: CAMBRIA HOTEL & SUITES
 SHEET: A3.4
A3.4



Cambria Hotel & Suites
 and a Boutique Hotel
 inc.
 Buellton, CA

Attachment 3

SCHEMATIC REAR ELEVATION (EAST) - CAMBRIA HOTEL & SUITES

STANDING SEAM METAL ROOF

RECESSED DECKS AT TOP FLOOR

STUCCO FINISH

LARGE CANOPY WITH ANGLED SUPPORTS

ALUMINIUM OR VINYL WINDOWS

CEMENT FIBER BOARD & BATTEN SIDING



TEXTURED WOOD SIDING

PAINT VTAC GRILLE TO MATCH

CORRUGATED METAL SIDING

STONE VENER AT GROUND FLOOR

CANTILEVERED PORTE COCHERE



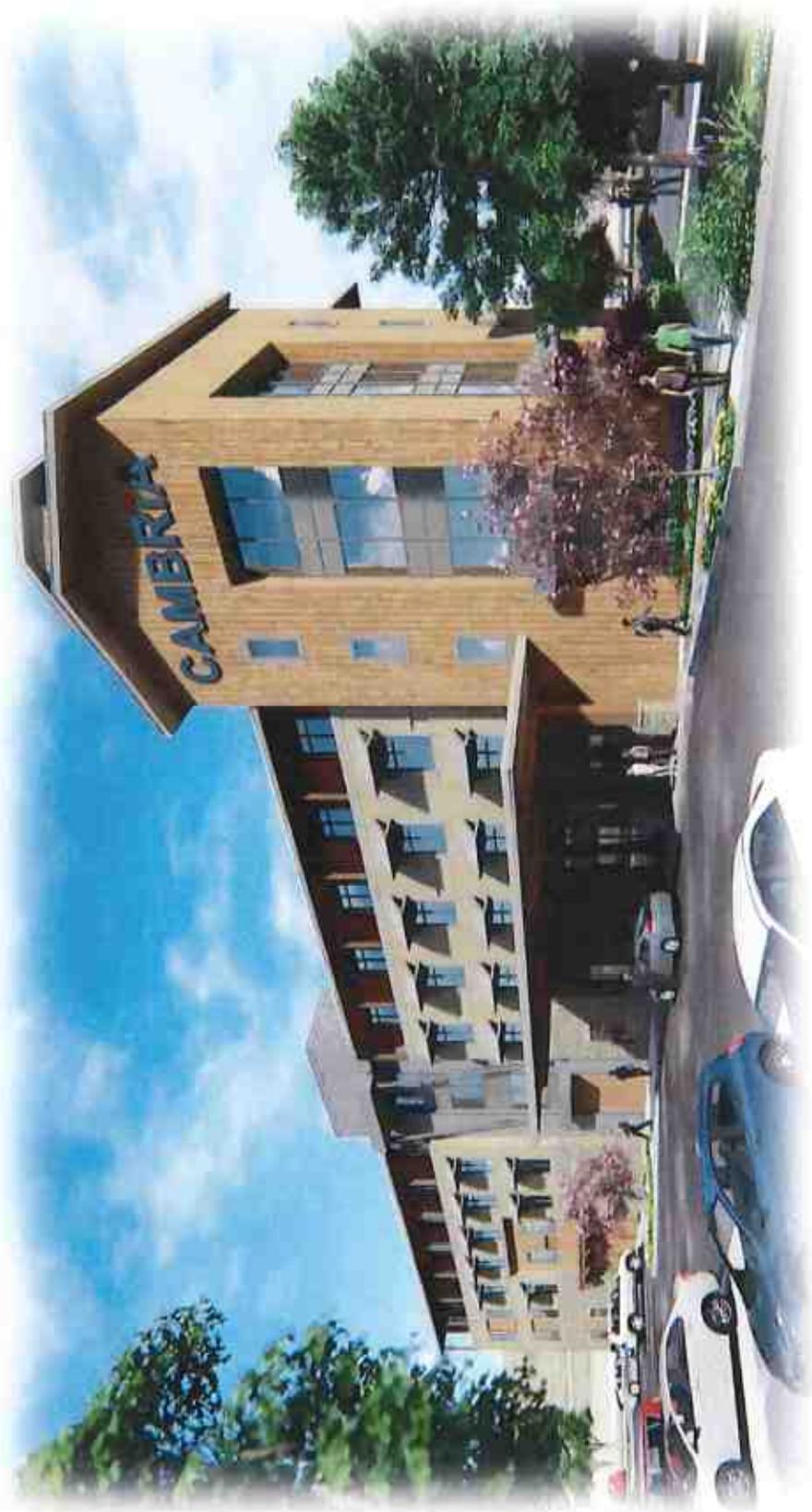
SCHEMATIC LEFT ELEVATION (NORTH) - CAMBRIA HOTEL & SUITES

Attachment 3



Cambria Hotel & Suites
and a Boutique Hotel
in
Buellton, CA

DATE: APRIL 29, 2011
PROJECT: CAMBRIA HOTEL & SUITES
DRAWING: A3.5



SCHMATIC PERSPECTIVE - CAMBRIA ENTRANCE

Attachment 3



Cambria Hotel & Suites
and a Boutique Hotel
in
Buellton, CA

DATE: APRIL 24, 2018
PROJECT: HOUSALE
SCALE: A3.6



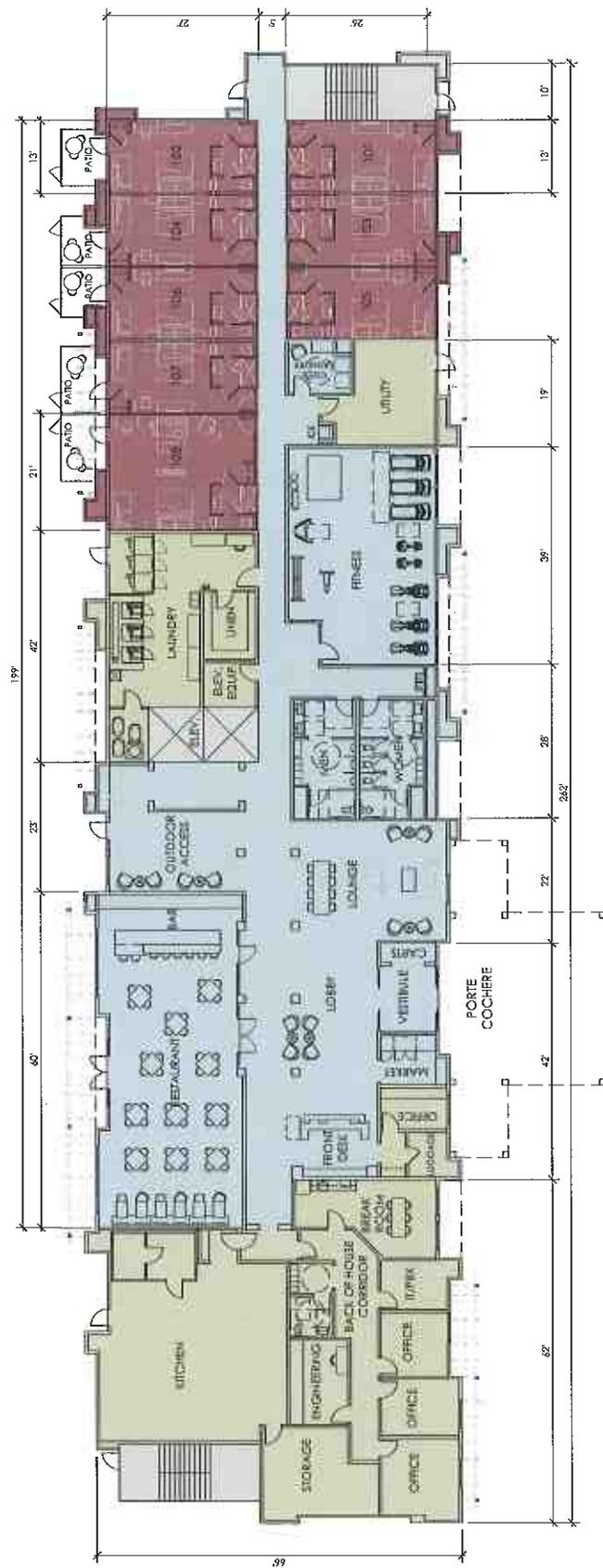
SCHMATIC PERSPECTIVE - EVENT LAWN

Attachment 3



Cambria Hotel & Suites
and a Boutique Hotel
in
Buellton, CA

DATE: APRIL 24, 2018
DRAWING NO.: SCALE
PAGE: 17
A3.7



Cambria Hotel & Suites
and a Boutique Hotel
in
Buellton, CA

AREA DATE
11.15.18
A4.0



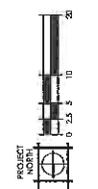
Attachment 3

SCHEMATIC FIRST FLOOR PLAN - BOUTIQUE HOTEL



DATE: APRIL 24, 2019
 DRAWN BY: J. A. G. J. G.
 CHECKED BY: J. A. G. J. G.
 SHEET NO: A4.1

Cambria Hotel & Suites
 and a Boutique Hotel
 in
 Buellton, CA



Attachment 3

SCHEMATIC SECOND FLOOR PLAN - BOUTIQUE HOTEL



SCHEMATIC FRONT ELEVATION (WEST) - BOUTIQUE HOTEL

Attachment 3



Cambria Hotel & Suites
and a Boutique Hotel
in
Buellton, CA

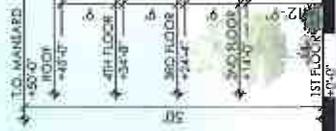
DATE: APRIL 24, 2018
TIME: 11:45 AM
DRAWN: A4.3



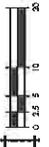
SCHEMATIC RIGHT ELEVATION (SOUTH) - BOUTIQUE HOTEL



Cambria Hotel & Suites
and a Boutique Hotel
in
Buellton, CA



SCHEMATIC REAR ELEVATION (EAST) - BOUTIQUE HOTEL



Cambria Hotel & Suites
and a Boutique Hotel
in
Buellton, CA

DATE: APRIL 24, 2018
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
PROJECT: A4.5



SCHEMATIC LEFT ELEVATION (NORTH)- BOUTIQUE HOTEL

Attachment 3



Cambria Hotel & Suites
and a Boutique Hotel
in
Buellton, CA

DATE: APRIL 24, 2011
DRAWN BY: J. G. BROWN
SCALE: AS SHOWN
PROJECT: A4.6



SCHEMATIC PERSPECTIVE - BOUTIQUE HOTEL ENTRY

Attachment 3



Cambria Hotel & Suites
and a Boutique Hotel
in
Buellton, CA

DATE: APR 21, 2014
JOB SCALE: _____
SHEET: _____
A4.6



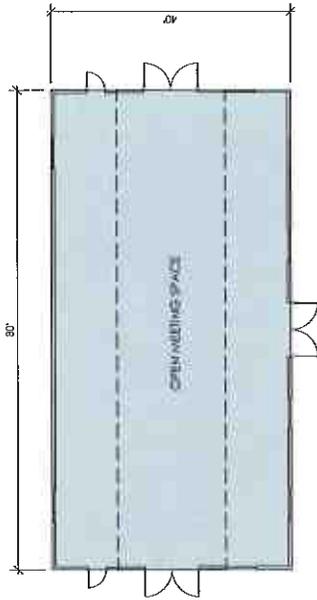
SCHEMATIC PERSPECTIVE - BOUTIQUE HOTEL POOL

Attachment 3

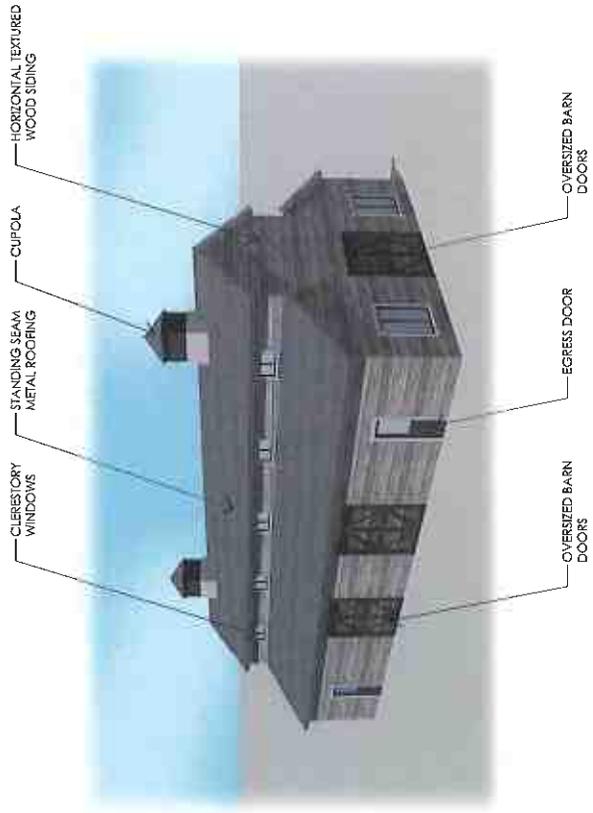


Cambria Hotel & Suites
and a Boutique Hotel
in
Buellton, CA

DATE: APRIL 15, 2018
PROJECT: HOUSING
SHEET: A4.7



FLOOR PLAN



PERSPECTIVE

SCHEMATIC PLAN - MEETING ROOMS



**Cambria Hotel & Suites
and a Boutique Hotel
in
Buellton, CA**

DATE: APRIL 24, 2018
DRAWN BY: J. B. BUCKLEY
SCALE: AS SHOWN
SHEET: **A5.0**



P1
PAINTED STUCCO
 SMOOTH FINISH
 BENJAMIN MOORE
 2005-20 "HOT APPLE SPICE"



P2
PAINTED BOARD AND BATTEN
 SMOOTH FINISH
 BENJAMIN MOORE
 226 "TWISTED OAK PATH"



P3
PAINTED TRIM
 SMOOTH FINISH
 BENJAMIN MOORE
 2108-50 "SILVER FOX"



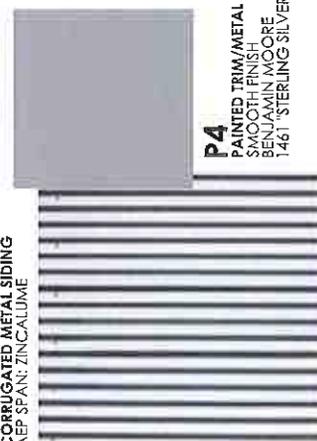
W1
WOOD/VERTICAL SIDING
 STAINED WOOD OR WOOD-LIKE SIDING
 CABOT'S CHESTNUT BROWN OR RED CEDAR



S1
STONE VENEER
 EL DORADO STONE
 MOUNTAIN LEDGE "SIERRA"



M1
STANDING SEAM METAL ROOF
 AEP SPAN: ZINC GRAY



M2
CORRUGATED METAL SIDING
 AEP SPAN: ZINCALUME

P4
PAINTED TRIM/METAL
 SMOOTH FINISH
 BENJAMIN MOORE
 146 "STERLING SILVER"

	APRIL 24, 2018 1" = 10'-0" (SCALE) SHEET NO.	A6.0
	Cambria Hotel & Suites and a Boutique Hotel in Buellton, CA	
	TITLE	

PROPOSED COLORS AND MATERIALS - CAMBRIA HOTEL & SUITES

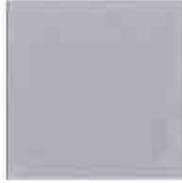
Attachment 3



P1
 PAINTED BOARD AND BATTEN
 SMOOTH FINISH
 BENJAMIN MOORE
 1665 "MOZART BLUE"



P2
 PAINTED BOARD AND BATTEN
 SMOOTH FINISH
 BENJAMIN MOORE
 943 "SPANISH WHITE"



P3
 PAINTED TRIM
 SMOOTH FINISH
 BENJAMIN MOORE
 1461 "STERLING SILVER"



W1
 WOOD/VERTICAL SIDING
 STAINED WOOD OR WOOD-LIKE SIDING
 CABOT: SPANISH MOSS OR DARK WALNUT



S1
 STONE VENEER
 EL DORADO STONE
 ROUGH CUT "CASA BLANCA"



M1
 STANDING SEAM METAL ROOF
 AEP SPAN: ZINC GRAY



P4
 PAINTED TRIM/METAL
 SMOOTH FINISH
 BENJAMIN MOORE
 2121-10 "GRAY"

M2
 CORRUGATED METAL SIDING
 AEP SPAN: ZINCALUME



Cambria Hotel & Suites
 and a Boutique Hotel
 in
 Buellton, CA

DATE: APRIL 24, 2018
 DRAWING: 1-A-10-01-01-01
 SHEET: A6.1

PROPOSED COLORS AND MATERIALS - BOUTIQUE HOTEL

Attachment 3

- LEGEND**
- PROPOSED ASPHALT CONCRETE PAVEMENT
 - PROPOSED ASPHALT PAVING
 - PROPOSED CONCRETE PAVING
 - PROPOSED CONCRETE PAVING
 - PROPOSED PERMEABLE PAVING
 - PROPOSED STAIN-RESISTANT
 - PROPOSED STAIN-RESISTANT
 - PROPOSED CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED GRADE
 - PROPOSED GRADE
 - TOP OF CURB
 - FLOW LINE
 - FINISH SURFACE
 - TOP OF CHUTE

- IMPROVEMENT NOTES**
- PROPOSED ASPHALT CONCRETE PAVEMENT
 - PROPOSED PERMEABLE PAVEMENT
 - PROPOSED ASPHALT ONLY
 - PROPOSED DRIVEWAY
 - PROPOSED 2" X 2" TYP FROM DRAIN INLET
 - PROPOSED 12" TYP DRAIN
 - MANHOLE CONNECTION TO EXISTING STORM DRAIN

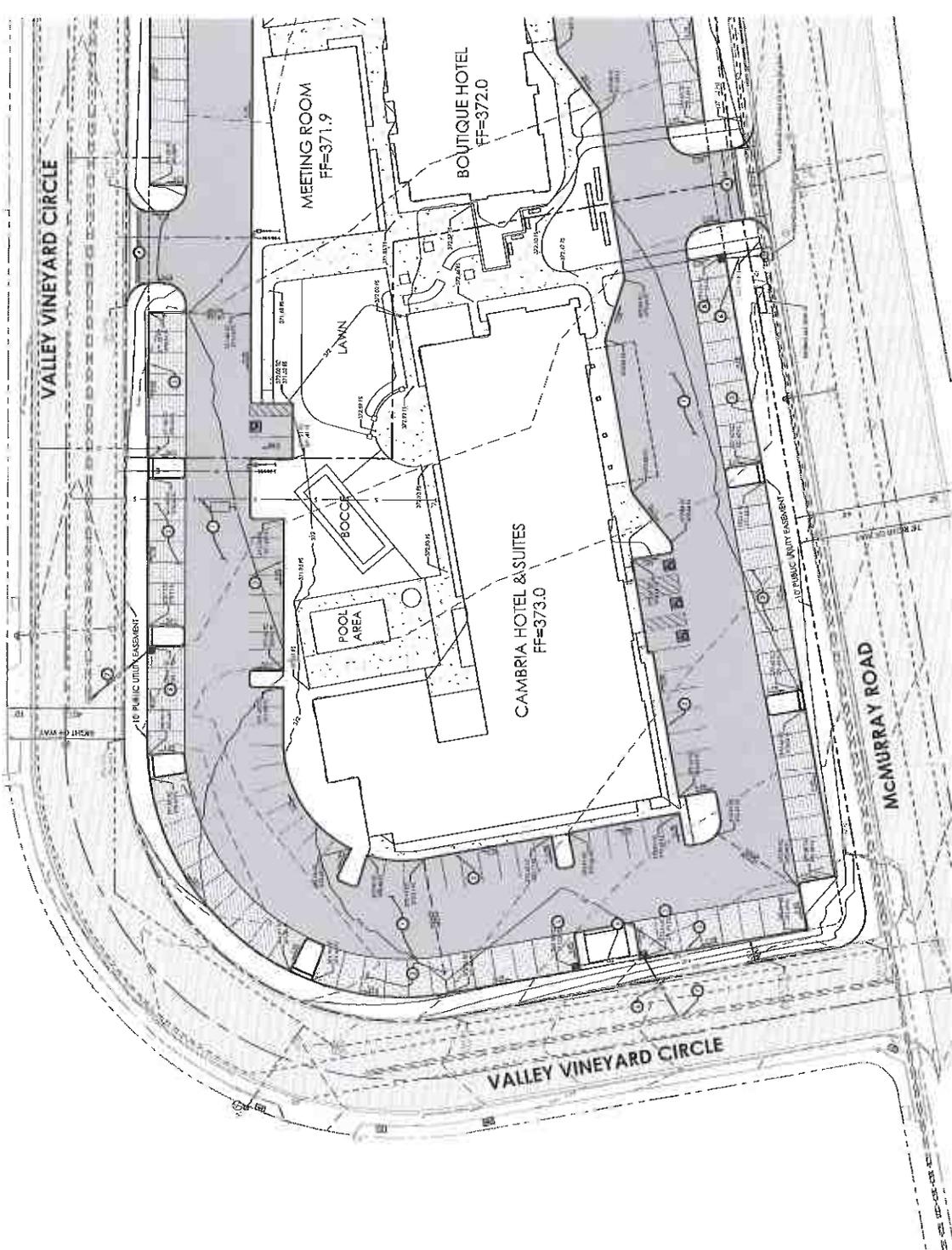
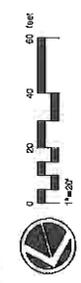
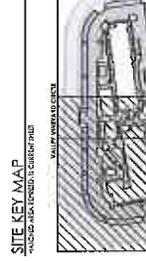
PRELIMINARY EARTH QUANTITIES:
 QUANTITIES ARE FOR BOTH HOTEL PARCELS COMBINED

AREA OF DISTURBANCE 40,462

RAW CUT 700 CY
 FILL 5,100 CY

QUANTITIES ESTIMATED ON THESE PLANS TO BE USED FOR BIDDING PURPOSES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL QUANTITIES FOR THE PURPOSE OF CONSTRUCTION.

THE RAW EARTH QUANTITIES SHOWN HEREON REPRESENT THE ESTIMATED UNIFIED ORGANIC SOILS TO BE REMOVED. THESE ESTIMATES DO NOT TAKE INTO ACCOUNT THE VARIATIONS IN SOIL TYPES AND CONDITIONS, INCLUDING STABILIZATION, COMPLETION OF TECHNICAL RECORDS, TRIPPING, ETC. THESE, IN ADDITION TO ACTUAL FIELD CONDITIONS, ENGINEERS MAY SOLELY PREDICT THE FINAL IMPROVEMENT QUANTITIES.

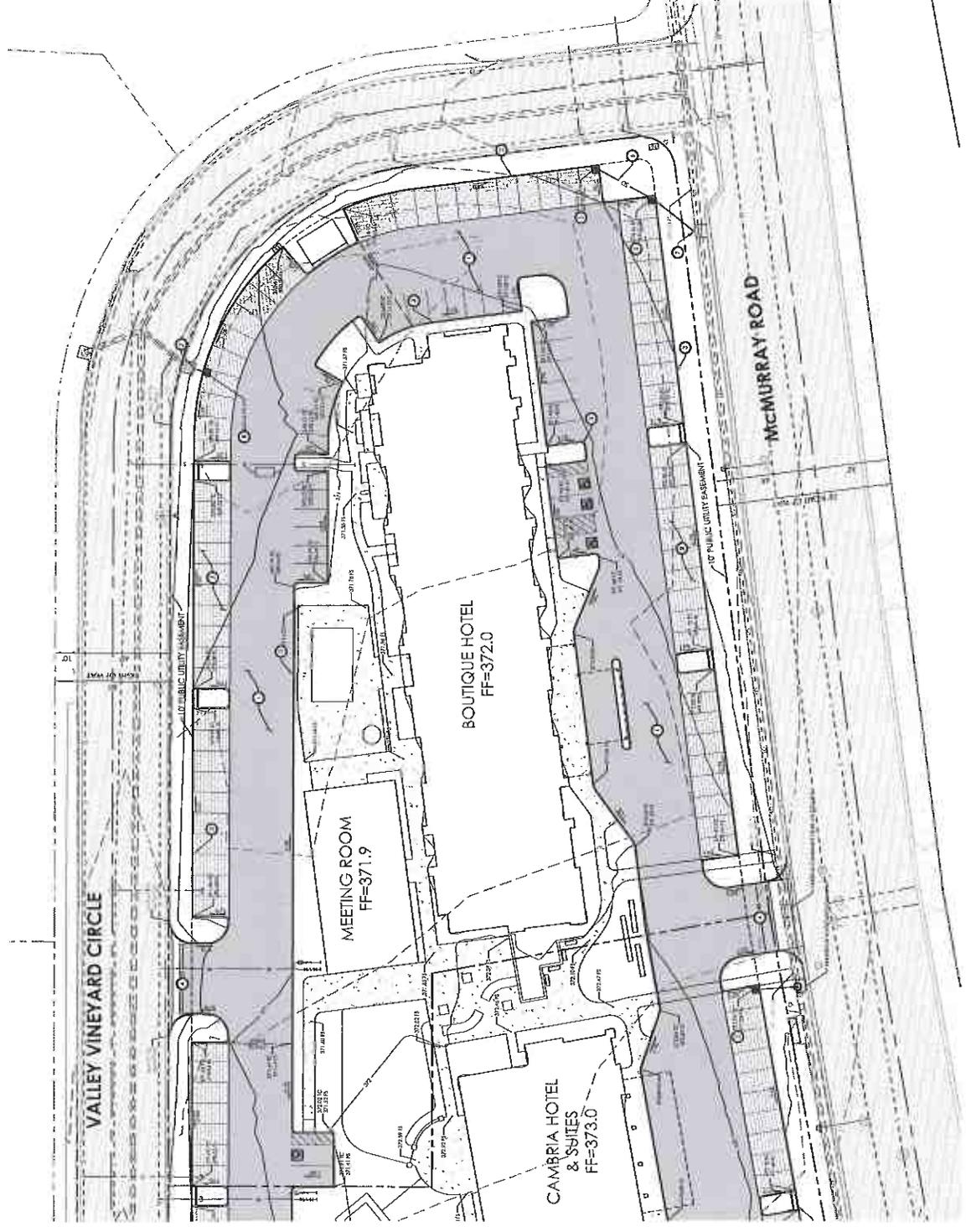
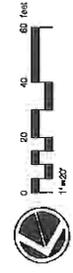
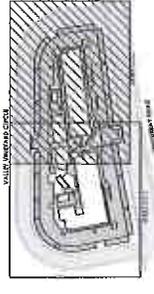


- LEGEND**
- PROPERTY LINE
 - EXISTING ASPHALT
 - PROPOSED ASPHALT PAVING
 - EXISTING CONCRETE PAVING
 - PROPOSED CONCRETE PAVING
 - PROPOSED PERMEABLE PAVING
 - EXISTING STORM DRAIN
 - PROPOSED STORM DRAIN
 - EXISTING CONCOURSE
 - PROPOSED CONCOURSE
 - EXISTING GRADE
 - PROPOSED GRADE
 - TOP OF CURB
 - FINISH SURFACE
 - FLOW LINE
 - FINISH SURFACE
 - TOP OF GATE

- IMPROVEMENT NOTES**
- 1. PROPOSED ASPHALT CONCRETE PAVEMENT
 - 2. PROPOSED PERMEABLE PAVEMENT
 - 3. PROPOSED #4 CURB ONLY
 - 4. PROPOSED DRIVEWAY
 - 5. PROPOSED 8" x 8" TOSH CURB IN SET
 - 6. PROPOSED 12" TOSH DRAIN
 - 7. PROPOSED CONNECTION TO EXISTING CURB IN SET

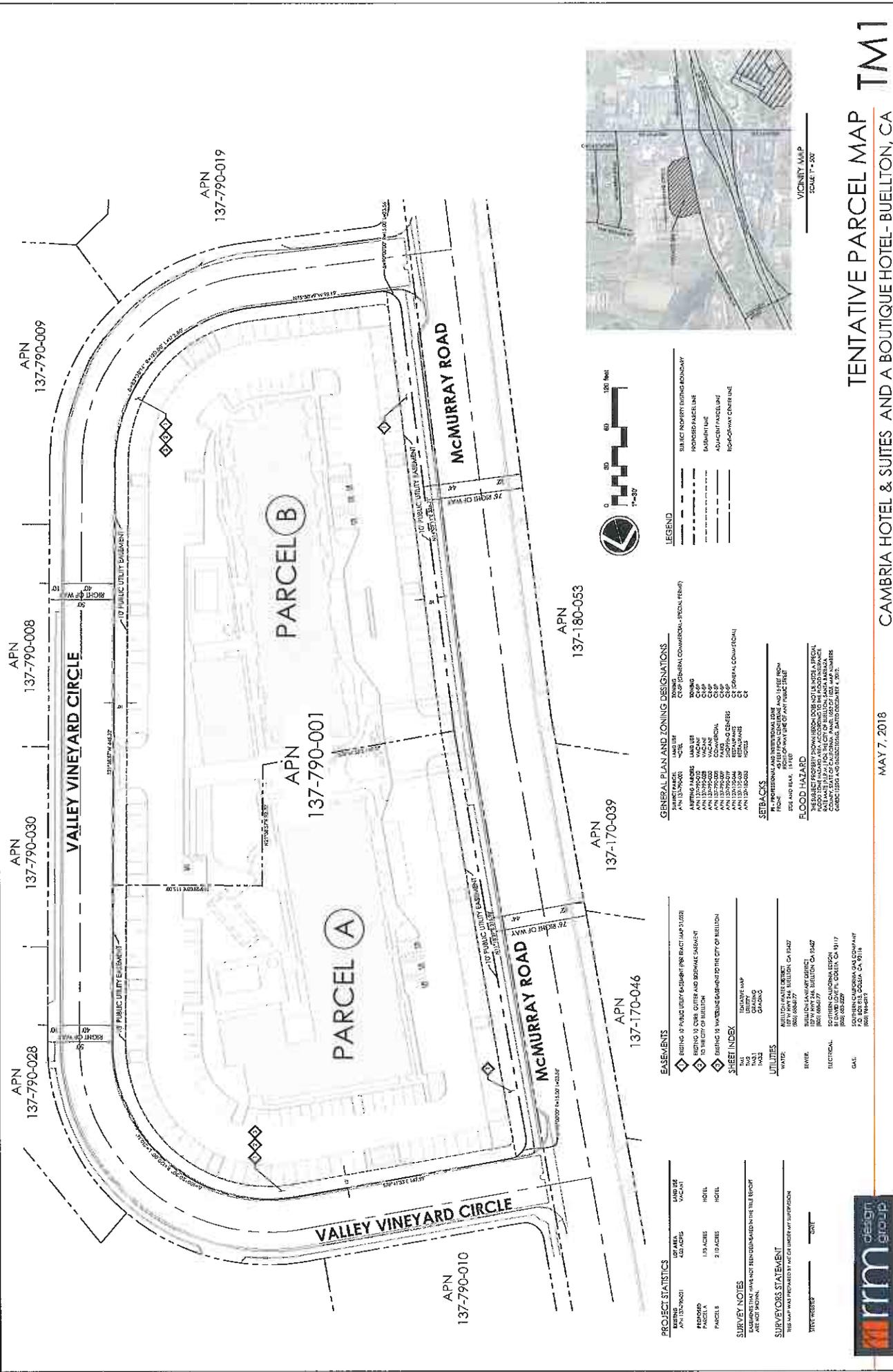
PRELIMINARY EARTH QUANTITIES:
 QUANTITIES ARE FOR BOTH HOTEL FACED COURTSIDE
 AREA OF DISTURBANCE IS AS:
 RAW CUT 700 CY
 PAVED 5100 CY
 QUANTITY ESTIMATED ON THESE PLANS AND IS TO BE USED FOR BIDDING PURPOSES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL QUANTITIES FOR THE PURPOSES OF CONSTRUCTION.
 THE BIDDING QUANTITIES SHOWN HEREON REPRESENT THE ESTIMATED LIMITED TO CONFORMING EXISTING GRADES. THESE ESTIMATES DO NOT TAKE INTO CONSIDERATION FILL OR BULGING DUE TO SUBGRADE, SOILS, OR OTHER FACTORS. THESE QUANTITIES ARE FOR INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY QUANTITIES IN THE FIELD AND REPORT TO THE ENGINEER ANY DISCREPANCY TO THE FINAL PROJECT COST QUANTITIES.

SITE KEY MAP
 INDICATED WITH EXPANDED CENTER LINE



PRELIMINARY GRADING AND DRAINAGE PLAN C2.2
Attachment 3 CAMBRIA HOTEL & SUITES AND A BOUTIQUE HOTEL-BUELLTON, CA





PROJECT STATISTICS

EXISTING APN (S) (R001)	LAND USE (VALUAT)
137-790-001	HOTEL
137-790-002	HOTEL
137-790-003	HOTEL
137-790-004	HOTEL

SURVEY NOTES

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

2. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

3. ALL DIMENSIONS ARE TO THE EXTERIOR UNLESS OTHERWISE NOTED.

4. ALL DIMENSIONS ARE TO THE INTERIOR UNLESS OTHERWISE NOTED.

5. ALL DIMENSIONS ARE TO THE SURFACE UNLESS OTHERWISE NOTED.

6. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

7. ALL DIMENSIONS ARE TO THE EXTERIOR UNLESS OTHERWISE NOTED.

8. ALL DIMENSIONS ARE TO THE INTERIOR UNLESS OTHERWISE NOTED.

9. ALL DIMENSIONS ARE TO THE SURFACE UNLESS OTHERWISE NOTED.

10. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

11. ALL DIMENSIONS ARE TO THE EXTERIOR UNLESS OTHERWISE NOTED.

12. ALL DIMENSIONS ARE TO THE INTERIOR UNLESS OTHERWISE NOTED.

13. ALL DIMENSIONS ARE TO THE SURFACE UNLESS OTHERWISE NOTED.

14. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

15. ALL DIMENSIONS ARE TO THE EXTERIOR UNLESS OTHERWISE NOTED.

16. ALL DIMENSIONS ARE TO THE INTERIOR UNLESS OTHERWISE NOTED.

17. ALL DIMENSIONS ARE TO THE SURFACE UNLESS OTHERWISE NOTED.

18. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

19. ALL DIMENSIONS ARE TO THE EXTERIOR UNLESS OTHERWISE NOTED.

20. ALL DIMENSIONS ARE TO THE INTERIOR UNLESS OTHERWISE NOTED.

GENERAL PLAN AND ZONING DESIGNATIONS

SUBJECT PARCEL	LAND USE	ZONING
APN 137-790-001	HOTEL	CH-1 (GENERAL COMMERCIAL - SPECIAL PERMIT)
APN 137-790-002	HOTEL	CH-1 (GENERAL COMMERCIAL - SPECIAL PERMIT)
APN 137-790-003	HOTEL	CH-1 (GENERAL COMMERCIAL - SPECIAL PERMIT)
APN 137-790-004	HOTEL	CH-1 (GENERAL COMMERCIAL - SPECIAL PERMIT)
APN 137-790-005	HOTEL	CH-1 (GENERAL COMMERCIAL - SPECIAL PERMIT)
APN 137-790-006	HOTEL	CH-1 (GENERAL COMMERCIAL - SPECIAL PERMIT)
APN 137-790-007	HOTEL	CH-1 (GENERAL COMMERCIAL - SPECIAL PERMIT)
APN 137-790-008	HOTEL	CH-1 (GENERAL COMMERCIAL - SPECIAL PERMIT)
APN 137-790-009	HOTEL	CH-1 (GENERAL COMMERCIAL - SPECIAL PERMIT)
APN 137-790-010	HOTEL	CH-1 (GENERAL COMMERCIAL - SPECIAL PERMIT)
APN 137-790-011	HOTEL	CH-1 (GENERAL COMMERCIAL - SPECIAL PERMIT)
APN 137-790-012	HOTEL	CH-1 (GENERAL COMMERCIAL - SPECIAL PERMIT)
APN 137-790-013	HOTEL	CH-1 (GENERAL COMMERCIAL - SPECIAL PERMIT)
APN 137-790-014	HOTEL	CH-1 (GENERAL COMMERCIAL - SPECIAL PERMIT)
APN 137-790-015	HOTEL	CH-1 (GENERAL COMMERCIAL - SPECIAL PERMIT)
APN 137-790-016	HOTEL	CH-1 (GENERAL COMMERCIAL - SPECIAL PERMIT)
APN 137-790-017	HOTEL	CH-1 (GENERAL COMMERCIAL - SPECIAL PERMIT)
APN 137-790-018	HOTEL	CH-1 (GENERAL COMMERCIAL - SPECIAL PERMIT)
APN 137-790-019	HOTEL	CH-1 (GENERAL COMMERCIAL - SPECIAL PERMIT)
APN 137-790-020	HOTEL	CH-1 (GENERAL COMMERCIAL - SPECIAL PERMIT)

BASEMENTS

1. ALL BASEMENTS ARE TO BE CONSTRUCTED TO A MINIMUM DEPTH OF 4 FEET BELOW FINISHED GRADE UNLESS OTHERWISE NOTED.

2. ALL BASEMENTS ARE TO BE CONSTRUCTED TO A MINIMUM DEPTH OF 4 FEET BELOW FINISHED GRADE UNLESS OTHERWISE NOTED.

3. ALL BASEMENTS ARE TO BE CONSTRUCTED TO A MINIMUM DEPTH OF 4 FEET BELOW FINISHED GRADE UNLESS OTHERWISE NOTED.

4. ALL BASEMENTS ARE TO BE CONSTRUCTED TO A MINIMUM DEPTH OF 4 FEET BELOW FINISHED GRADE UNLESS OTHERWISE NOTED.

5. ALL BASEMENTS ARE TO BE CONSTRUCTED TO A MINIMUM DEPTH OF 4 FEET BELOW FINISHED GRADE UNLESS OTHERWISE NOTED.

6. ALL BASEMENTS ARE TO BE CONSTRUCTED TO A MINIMUM DEPTH OF 4 FEET BELOW FINISHED GRADE UNLESS OTHERWISE NOTED.

7. ALL BASEMENTS ARE TO BE CONSTRUCTED TO A MINIMUM DEPTH OF 4 FEET BELOW FINISHED GRADE UNLESS OTHERWISE NOTED.

8. ALL BASEMENTS ARE TO BE CONSTRUCTED TO A MINIMUM DEPTH OF 4 FEET BELOW FINISHED GRADE UNLESS OTHERWISE NOTED.

9. ALL BASEMENTS ARE TO BE CONSTRUCTED TO A MINIMUM DEPTH OF 4 FEET BELOW FINISHED GRADE UNLESS OTHERWISE NOTED.

10. ALL BASEMENTS ARE TO BE CONSTRUCTED TO A MINIMUM DEPTH OF 4 FEET BELOW FINISHED GRADE UNLESS OTHERWISE NOTED.

UTILITIES

1. ALL UTILITIES ARE TO BE LOCATED AS SHOWN ON THIS MAP UNLESS OTHERWISE NOTED.

2. ALL UTILITIES ARE TO BE LOCATED AS SHOWN ON THIS MAP UNLESS OTHERWISE NOTED.

3. ALL UTILITIES ARE TO BE LOCATED AS SHOWN ON THIS MAP UNLESS OTHERWISE NOTED.

4. ALL UTILITIES ARE TO BE LOCATED AS SHOWN ON THIS MAP UNLESS OTHERWISE NOTED.

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8. ALL UTILITIES ARE TO BE LOCATED AS SHOWN ON THIS MAP UNLESS OTHERWISE NOTED.

9. ALL UTILITIES ARE TO BE LOCATED AS SHOWN ON THIS MAP UNLESS OTHERWISE NOTED.

10. ALL UTILITIES ARE TO BE LOCATED AS SHOWN ON THIS MAP UNLESS OTHERWISE NOTED.

SETBACKS

1. ALL SETBACKS ARE TO BE MAINTAINED AS SHOWN ON THIS MAP UNLESS OTHERWISE NOTED.

2. ALL SETBACKS ARE TO BE MAINTAINED AS SHOWN ON THIS MAP UNLESS OTHERWISE NOTED.

3. ALL SETBACKS ARE TO BE MAINTAINED AS SHOWN ON THIS MAP UNLESS OTHERWISE NOTED.

4. ALL SETBACKS ARE TO BE MAINTAINED AS SHOWN ON THIS MAP UNLESS OTHERWISE NOTED.

5. ALL SETBACKS ARE TO BE MAINTAINED AS SHOWN ON THIS MAP UNLESS OTHERWISE NOTED.

6. ALL SETBACKS ARE TO BE MAINTAINED AS SHOWN ON THIS MAP UNLESS OTHERWISE NOTED.

7. ALL SETBACKS ARE TO BE MAINTAINED AS SHOWN ON THIS MAP UNLESS OTHERWISE NOTED.

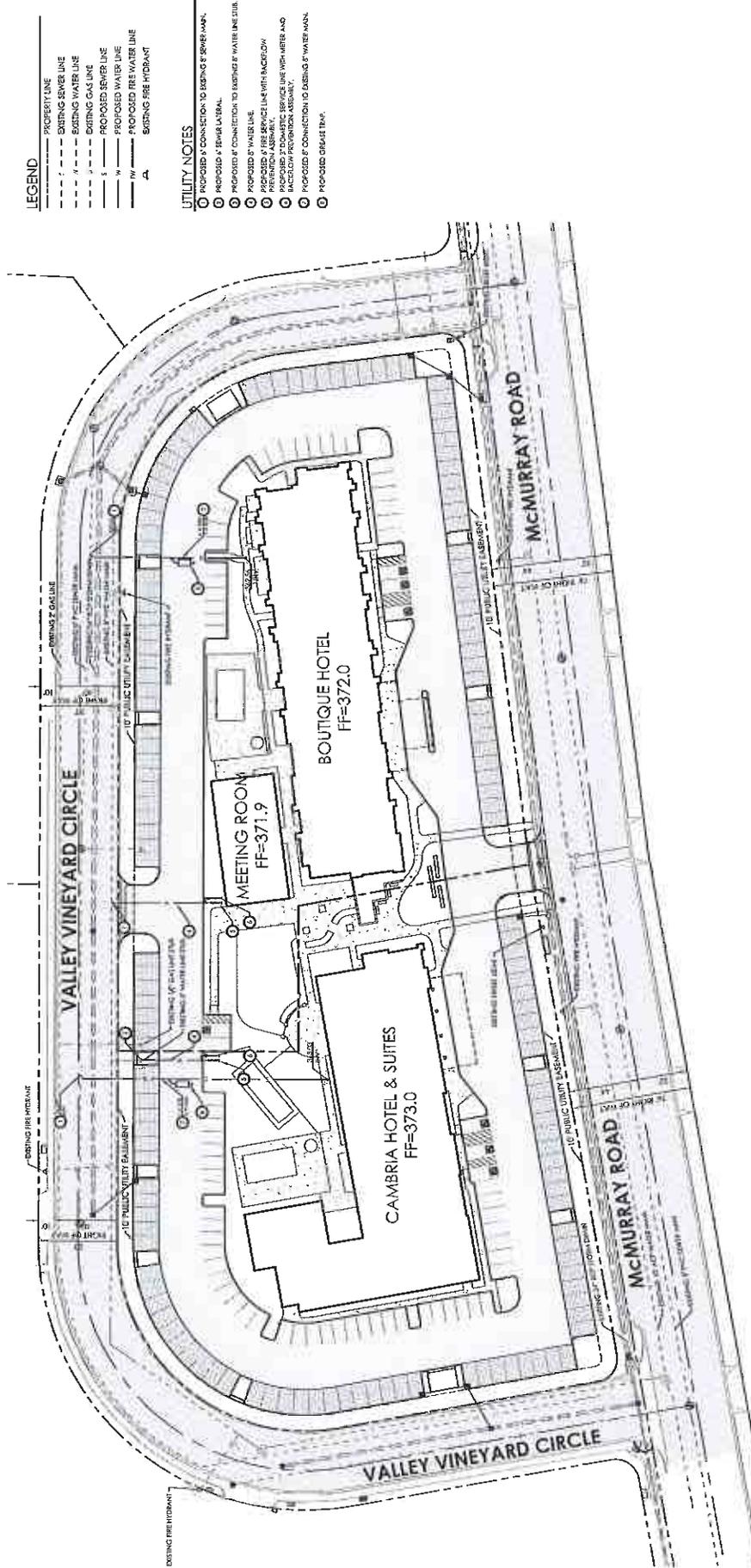
8. ALL SETBACKS ARE TO BE MAINTAINED AS SHOWN ON THIS MAP UNLESS OTHERWISE NOTED.

9. ALL SETBACKS ARE TO BE MAINTAINED AS SHOWN ON THIS MAP UNLESS OTHERWISE NOTED.

10. ALL SETBACKS ARE TO BE MAINTAINED AS SHOWN ON THIS MAP UNLESS OTHERWISE NOTED.



Attachment 4



LEGEND

- PROPERTY LINE
- - - - - EXISTING GAS LINE
- - - - - EXISTING SEWER LINE
- - - - - EXISTING WATER LINE
- - - - - EXISTING FIRE HYDRANT
- - - - - PROPOSED GAS LINE
- - - - - PROPOSED SEWER LINE
- - - - - PROPOSED WATER LINE
- - - - - PROPOSED FIRE HYDRANT

UTILITY NOTES

- PROPOSED CONNECTION TO EXISTING SEWER MAIN
- PROPOSED SEWER LATERAL
- PROPOSED CONNECTION TO EXISTING WATER LINE (DUAL)
- PROPOSED WATER LINE
- PROPOSED FIRE SERVICE LINE WITH BACKFLOW PREVENTER ASSEMBLY
- PROPOSED FIRE SERVICE LINE WITH BACKFLOW PREVENTER ASSEMBLY
- PROPOSED CONNECTION TO EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED CONNECTION TO EXISTING FIRE MAIN
- PROPOSED GREAT BAY



PRELIMINARY UTILITY PLAN C1
 CAMBRIA HOTEL & SUITES AND A BOUTIQUE HOTEL- BUELLION, CA

APRIL 20, 2018



