



CITY OF BUELLTON

PLANNING COMMISSION AGENDA

**Regular Meeting of May 5, 2016 – 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 Foster Reif

PLEDGE OF ALLEGIANCE

Commissioner Padilla

ROLL CALL

Commissioners Brian Dunstan, Dan Heedy, Joe Padilla, Vice Chair Art Mercado and
Chair Foster Reif

REORDERING OF AGENDA

PRESENTATIONS

None

APPROVAL OF MINUTES

- 1. Minutes of the regular Planning Commission meeting of April 21, 2016**

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 of the River View Villas Project 16-FDP-01 and TTM 31058

WRITTEN COMMUNICATIONS

PLANNING COMMISSIONER COMMENTS

PLANNING DIRECTOR REPORT

ADJOURNMENT

To the next regularly scheduled Planning Commission meeting of Thursday, May 19, 2016 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 April 21, 2016 – 6:00 p.m.
City Council Chambers, 140 West Highway 246
Buellton, California

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Vice Chair Mercado led the Pledge of Allegiance

ROLL CALL

Present: Commissioners Brian Dunstan, Dan Heedy, Vice Chair Art Mercado and Chair Foster Reif

Absent: Commissioner Joe Padilla

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

REORDERING OF AGENDA

None

PRESENTATIONS

None

APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of April 7, 2016

MOTION:

Vice Chair Mercado moved Commissioner Heedy seconded the motion to approve the Minutes of April 7, 2016

VOTE:

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

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

2. **Resolution No. 16-03 – “A Resolution of the Planning Commission of the City of Buellton, California, Considering Recommendations to the City Council on Revisions to Title 19 (Zoning) of the Buellton Municipal Code (16-ZOA-01) Relating to Section 19.04.170.E.6.d, Community Identification Signs, and Making Findings in Support Thereof”**

RECOMMENDATION:

That the Planning Commission consider adoption of Resolution No. 16-03 – “A Resolution of the Planning Commission of the City of Buellton, California, Considering Recommendations to the City Council on Revisions to Title 19 (Zoning) of the Buellton Municipal Code (16-ZOA-01) Relating to Section 19.04.170.E.6.d, Community Identification Signs, and Making Findings in Support Thereof”

DOCUMENTS:

Planning Department Staff Report with attachment (Memo from the City Attorney)
Resolution No. 16-03 with Exhibit A

STAFF REPORT:

City Manager Marc Bierdzinski presented the staff report and an email from Nancy Emerson with suggested wording regarding lighting.

SPEAKERS/DISCUSSION:

Chair Reif opened the Public Hearing at 6:04 p.m.

Peggy Brierton, 225 Teri Sue Lane, Buellton, stated she favors a freeway overpass sign and relayed her suggestions to the Commission.

The Commission discussed the email from Nancy Emerson and agreed to correct the wording of Code Section 19.04.170.E.6.d.iv. to read “All lighting shall be fully shielded”.

Chair Reif closed the Public Hearing at 6:14 p.m.

MOTION:

Chair Reif moved and Commissioner Dunstan seconded the motion to adopt Resolution No. 16-03 by title only and waive further reading with the following change to Municipal Code Section 19.04.170.E.6.iv: All lighting shall be fully shielded.

VOTE:

Motion passed by a 4-0 roll call vote.

OTHER BUSINESS

None

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

None

PLANNING DIRECTOR REPORT

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

ADJOURNMENT

Chair Reif adjourned the meeting at 6:20 p.m. to the next regular scheduled meeting of the Planning Commission to be held May 5, 2016 at the City Council Chambers, 140 West Highway 246, Buellton.

Foster Reif, 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: Andrea Olson, Assistant Planner
Date: May 5, 2016
Subject: Preliminary Review of the River View Villas Project
16-FDP-01 and TTM 31058

BACKGROUND/DISCUSSION

Owner: Gustavo Gonzales
Applicant: Kerry Moriarty
Agent: Lisa Plowman, RRM Design
Zoning: CR (General Commercial) with an AHOZ overlay
APN: 137-200-087

The proposed project is the development of a 75-unit multifamily residential project on vacant land located at the southern terminus of McMurray Road (APN 137-200-087)(Vicinity Map – Attachment 1). The site is 3.06 acres. The project site is designated as CR (General Commercial), with an Affordable Housing Overlay Zone (AHOZ) overlay. The project will be developed under the AHOZ regulations.

The project consists of a Final Development Plan (16-FDP-01) and Tentative Tract Map (TTM 31058). The purpose of the Tentative Tract Map is to create for-sale condominiums in the future. The project would remain a for-rent project for at least the first five years. The project consists of three buildings, each with three stories. The highest point on the building is 40.83 feet. The maximum height permitted is 35 feet. Section 19.08.120.G of the Buellton Municipal Code allows for modifications to the building height limit when such modifications are justified. A Development Plan Modification would be required for this height.

The architecture is Mission Revival as described in the Community Design Guidelines. Comments from the City's design consultant are forthcoming.

The apartments include 20 one-bedroom units and 55 two-bedroom units. All the apartments have private patios or balconies. There is also an outdoor pedestrian promenade at the southern portion of the project site that includes several community features, including; a barbeque area, horse shoe pit, and bocce ball court. A common area fitness center is provided for the residents in the main office building.

The minimum density for an AHOZ project in the General Commercial zone is 25 units per acre. Based on this density, a minimum of 76.5 units should be provided. A total of 75 units are provided. Pursuant to section 19.16.103.B.8 of the Buellton Municipal Code, the applicant has requested an exception to this requirement. The gross site area is 3.06 acres. Per section 19.06.013.B.1, the AHOZ allows the density and affordable housing to be calculated based on the net density of the site which subtracts the non-buildable areas from the gross acreage. The required fire lane shown on the project plans decreases the allowable building area of the site by 4,560 square feet, or 0.10 acres. Therefore, the net buildable acreage of the site is decreased to 2.96 acres. 75 units are provided on the site, which translates to 25.34 dwelling units per acre, thereby meeting the density requirements.

The inclusionary zoning regulations for an AHOZ site require that 20% of the residential units be affordable, which means that 15 units are required to be affordable. These 15 units shall have the following breakdown of affordability:

Income Level	Total # of Units Required	Proposed Project
Very Low (44%)	6.555	6
Low (29%)	4.365	5
Moderate (27%)	4.08	4
TOTAL	15	15

The for-rent units provide 15 affordable units, however, when the project becomes a “for sale” project, an in lieu fee is proposed by the applicant. An in-lieu fee could be paid instead of providing the affordable housing; however, staff does not support the payment of an in-lieu fee for this project. The purpose of the AHOZ zone is to provide the housing units and not necessarily collect a fee. The small amount of the fee would not be able to subsidize other potential projects in the future. When the project becomes a for sale project the 15 affordable units may remain as rental units or may become affordable for sale units.

An in-lieu fee for the fraction of units required in each income category will be required. The project provides the total number of affordable units required. However, the above table shows the breakdown of the number of required and proposed affordable units in each income category. Although the project meets the overall required number of affordable units, an in-lieu fee for the fractional units required in each income category would be required. The total fee would be \$87,415.50.

There is one additional parking space proposed than is required by the Municipal Code. The Buellton Municipal Code requires that 1 parking space is provided for each one-bedroom unit and 2 parking spaces are provided for each two-bedroom unit. The parking calculations on the plans show the typical parking requirements for apartments. This includes additional parking spaces for visitor parking. Bicycle parking spaces are also proposed. This includes a total of 26 bicycle racks.

In accordance with the California Environmental Quality Act (CEQA), Staff will be preparing an initial study after all of the special studies (biology, noise, traffic, safety) are completed. The level of environmental review will be determined at that time.

The architectural, landscape, and civil plans are included as Attachment 2. A letter from the applicant is also included as Attachment 3.

Initial Staff Review

The project generally conforms to the City's General Commercial (CR) and AHOZ Overlay zone requirements, as summarized in the table below. The applicant has requested exceptions to the height limit and density standards. An asterisk indicates that the project does not currently conform to the applicable development standard.

Development Standard	General Commercial (CR) Zone Requirements	Proposed Project
Minimum Lot Size	None required	3.06 acres
Front Setback	None Required	10' feet to McMurray Rd.
Side Setback	None Required	10' to north, 200' to south (top of bank)
Rear Setback	10' maximum	10' proposed
Floor Area	No maximum	67,172 sf of residential
Site Coverage	No Maximum	25% (Building Footprint)
Height Limit*	35'	40.83'
Landscaping	5% of the net lot area	26% of net lot area
Parking	One Bedroom Units: 1 space per unit Two Bedroom Units: 2 spaces per unit Visitor Parking: 1 space per 5 units Total Required: 145	146 spaces (Including 8 handicap accessible spaces, 16 visitor spaces)
Open Space*	250 sf per residential unit Total Required (75 units): 18,750 sf	6,315 sf (Balconies/Patios) 11,700 sf (Public Open Space) Total Proposed: 18,015 sf
Density*	25 units per acre (AHOZ Requirement)	24.2 units per acre (75 units on 3.06 acres)

The following are initial staff comments regarding the project.

- Open Space: Section 19.18.022 (B) of the Buellton Municipal Code requires an open space area of two hundred fifty (250) square feet per residential unit, exclusive of the required landscaping. 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. The project proposes to include both private and public open space. The plans show that each of the apartments has a balcony or patio. The first floor units (23) consist of 105 square-foot patios. The second and third floor units (52) consist of 75 square-foot balconies. There is a total of 6,315 square feet of private patio space. Additionally, an 11,700 square foot public open space area is provided with amenities such as a barbeque pit and bocce ball court. The plans show a combined open space total of 18,015 square feet. A total of 18,750 square feet are required. Therefore, an additional 735 square feet of open space must be provided.

- Height Limit Modification: The applicant has submitted a request to modify the height requirement to allow a maximum height of 41 feet. The highest point of the proposed building is 40.83 feet. Per code section 19.02.220, the maximum height allowed in the CR zone is 35 feet. Modifications to the height requirement are allowed per code section 19.08.120 (G), when such modifications are justified. The increased height would allow for a pitched roof, which the applicant believes would be more attractive than a flat roof. Additionally, the perceived height of the building would be lower with a pitched roof (See Attachment 4). A Development Plan Modification will be required for the height.
- Density Requirement: Per code section 19.16.013.B.1., Affordable Housing Overlay Zone (AHOZ) sites must be developed to a minimum density of 25 units per acre. The project currently has a density of 24.2 units per acre. A modification to the allowed density will be required. Code section 19.16.013.B.1 allows for exceptions to the minimum allowable density. Based on these exceptions as described above, the project meets the density requirement.
- Staff has a safety concern with a high density residential project located next to our water treatment facility on McMurray Road. The City and our consultant will review the report submitted by the applicant as part of the Initial Study. The City's primary concern is the catastrophic release of chlorine gas, which is not addressed in the report. Alarms and notifications are no help if a tank bursts during an earthquake or other type of disaster. None of the recommendations from the applicant's report would mitigate this impact. The applicant's recommendations include options that are long-term plans for the City. Any expediting of these plans, including the alternatives feasibility analysis and preliminary design, would be at the expense of the applicant, including any improvements/modifications to the water treatment facility.
- In addition, due to the location of the site to the water treatment facility, staff recommends that a secondary access be made on the east end of the site.
- Staff has concerns regarding the proposed Stormwater Control Plan. From initial review, the plan does not show sufficient retention and water quality requirements.
- Staff recommends, consistent with other larger multi-family projects, that an outdoor children's play area be added to the plans.
- The 20 foot wide bike/trail easement along the river shall be shown with a connection to the sidewalk on McMurray Road. The McMurray sidewalk needs to be extended southerly to make this connection.

- The proposed map is “vesting”. The applicant will need to provide all utility plans, completed hydrology and drainage study, completed soils report, final stormwater control plan, completed SWPPP and final grading and site improvement plans.
- Because a tentative tract map is being processed, both the Final Development Plan and Tentative Tract Map will require final approval by the City Council.
- Wall material shall be called out as split face block and will need to be a minimum of 8 feet high. Final wall height to be determined by the noise study.
- The following detailed reports are required in order to process a vesting map; soils, grading plan, hydrology report, stormwater report, and erosion control plan. If vesting is removed from the map then a full detailed report will not be required until the building permit/grading permit stage. Preliminary reports would be required as determined by the Public Works Director.
- Full architectural details and material call-outs shall be provided on the elevations. Color elevations shall be submitted.
- The level of environmental review will be determined after all of the special studies are completed and we have prepared the initial study.
- The affordable units shall become affordable for-sale units once the project becomes condominiums. Alternatively, the affordable units when converted may remain as for rent units under the affordability program. Staff will not recommend collecting an in-lieu fee. An in-lieu fee for the for-rent units for the fractional units required for each income level will be required..
- In order to provide space for trees along the north property line, the planter shall be increased to 8 feet in width. Per our landscape consultant, oak trees on the north perimeter are too constrained in the area between the perimeter wall and the parking lot. A more appropriate species is recommended, such as Brisbane Box that will screen and fit the appropriate space.
- Street trees shall be added to the plans along McMurray Rd.
- The plans indicate a monument sign will be located at the southern entrance of the project, however no details of the design of the sign are provided. The plans will need to be revised to show dimensions and materials for all proposed signage.
- The plans show the washer and dryer located on the patio of each unit. The washer and dryer need to be removed or relocated so it is inside the unit.
- Pursuant to section 19.06.060, Planning Commission may require a total of 180 cubic feet of storage space as a condition of approval, in addition to the closet and cabinet space of each unit. The plans currently show 89 cubic feet of storage space inside each unit. An additional 91 cubic feet may be required by Planning Commission for each unit.

Comments regarding Architectural Design were not received in time to be included in this report. Any additional comments received will be forwarded to the Planning Commission.

A complete list of all comments and required corrections from staff and 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

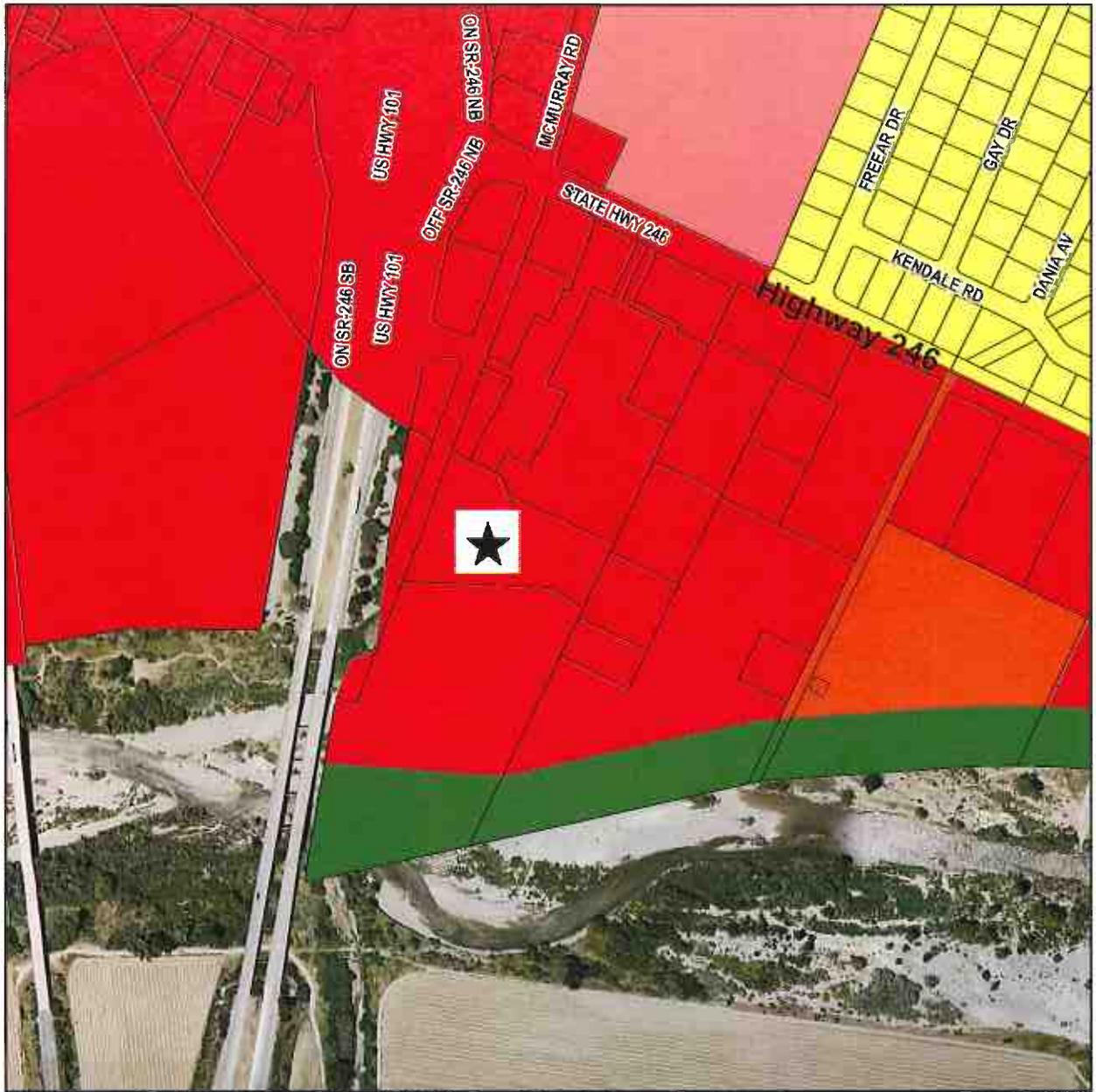
That the Planning Commission provide direction to the applicant and staff on the proposed project plans.

ATTACHMENTS

- Attachment 1 - Vicinity Map
- Attachment 2 - Architectural, landscape, and civil plans
- Attachment 3 – Letter from the Applicant
- Attachment 4 – Height Analysis Exhibit
- Attachment 5 – Landscaping Comment Letter

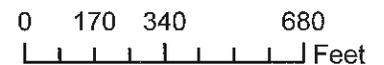


Attachment 1 - Vicinity Map



Legend

-  City Parcels
-  ZONE_CR
-  ZONE_CR-SP
-  ZONE_CS
-  ZONE_OS
-  ZONE_REC
-  ZONE_RS-6
-  Project Location



Adjacent Structure
(Commercial)

APN 137200002

Adjacent Structure
(Residential)

APN 137200021

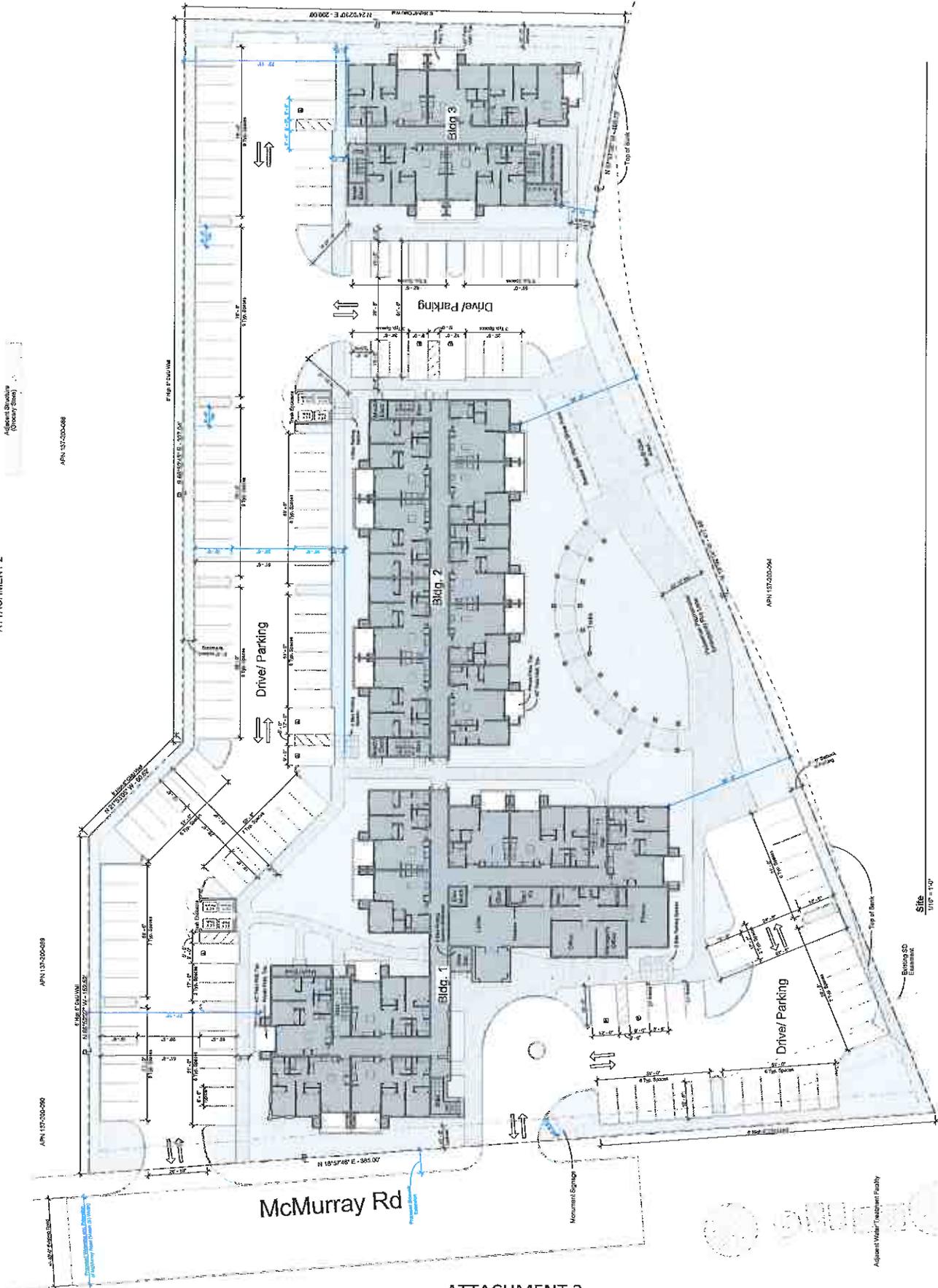
Adjacent Structure
(Heavy Street)

APN 137200008

APN 137200009

APN 137200000

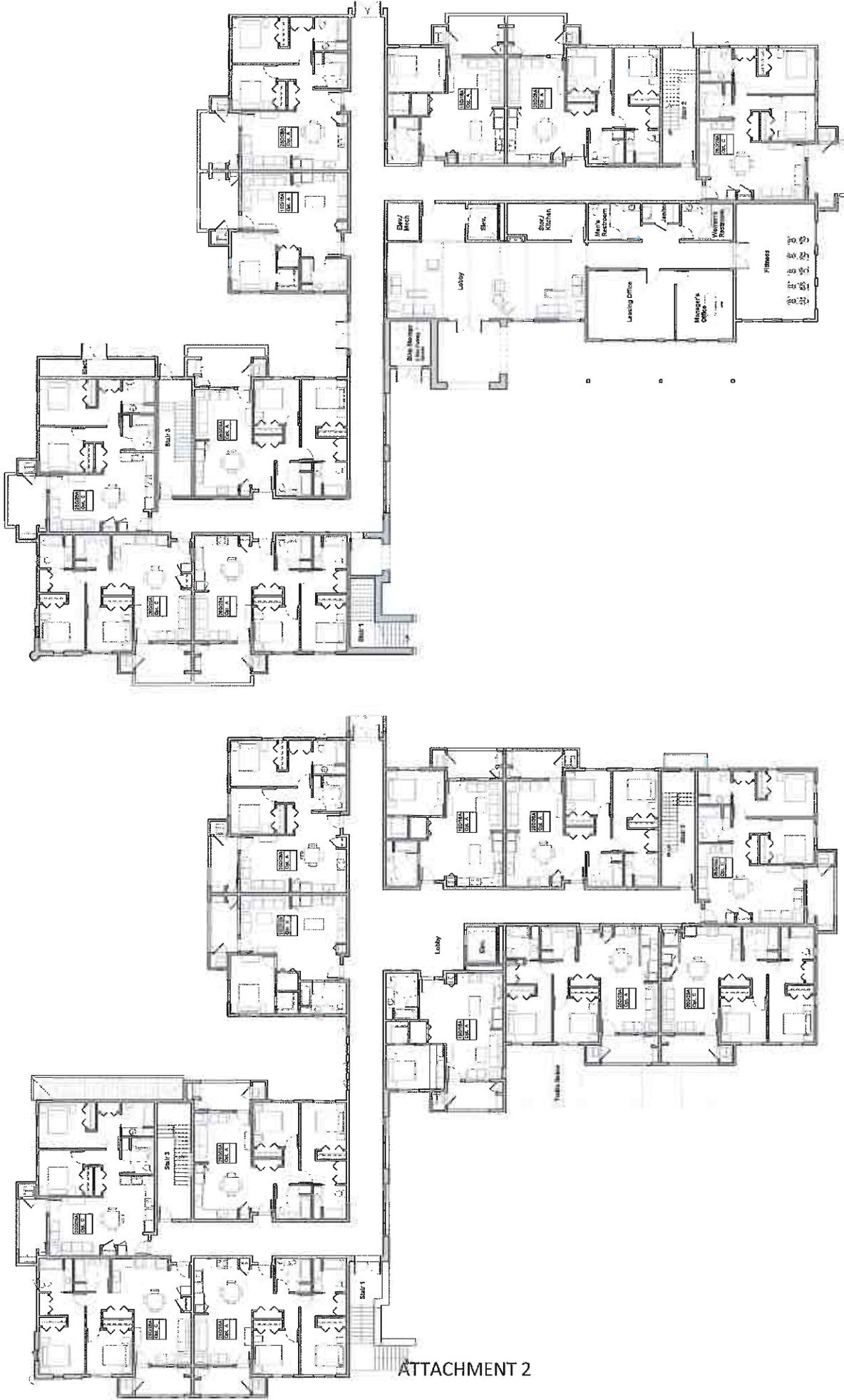
APN 137200004



100 E. Roberts St., Suite 1
Santa Barbara, CA 93101
Tel: 805.963.8800 Fax: 805.963.8184
www.mdesigngroup.com

Site
1/16" = 1'-0"

Adjacent Water Treatment Facility



ATTACHMENT 2

Bldg. 1 - Level 1
1/8" = 1'-0"

Bldg. 1 - Level 2
1/8" = 1'-0"

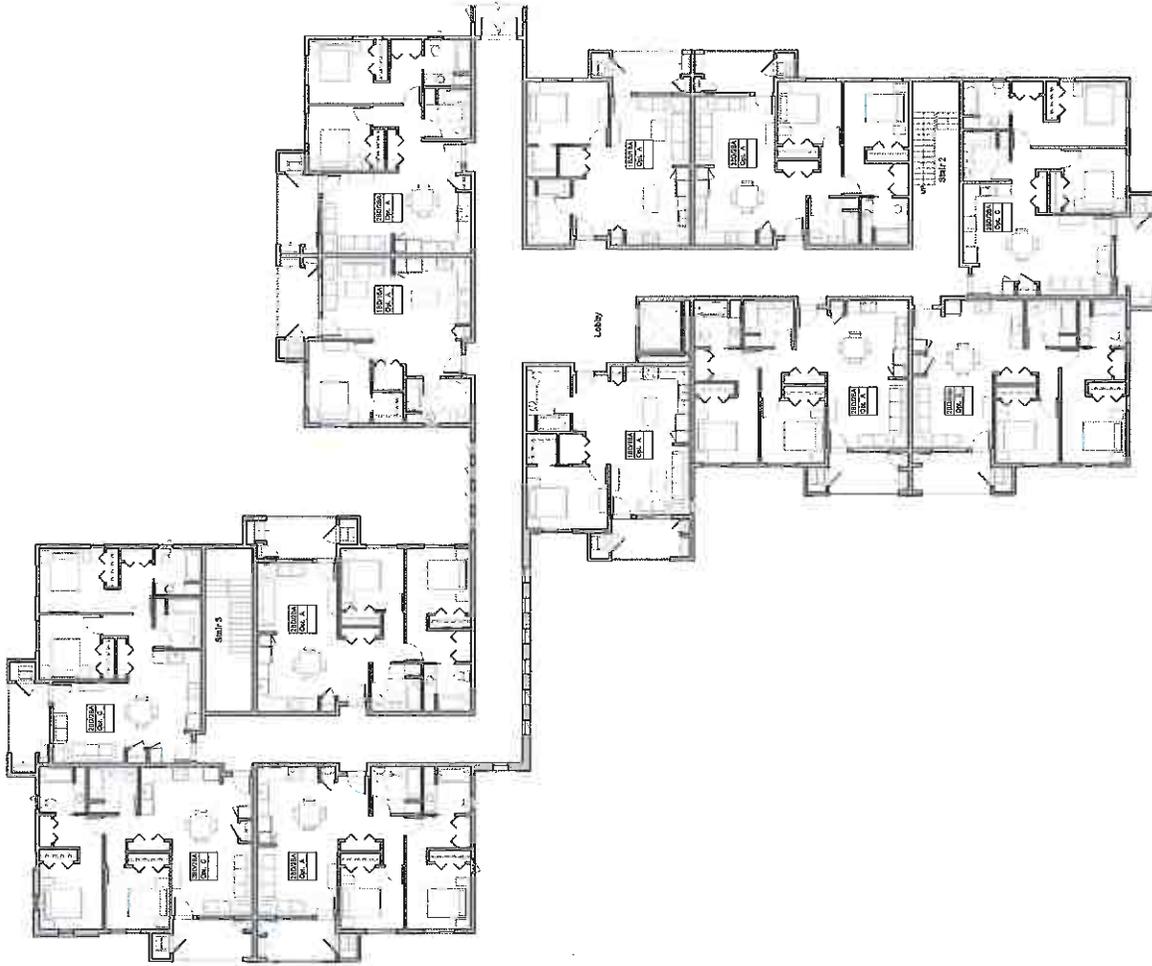


A2
4/12/16

Bldg. 1 - Level 1 & 2 Floor Plan

River View Villas
McMurray Rd, Buelton, CA

100 E. Riverside St. Suite 1
Santa Barbara, CA 93101
Tel: 805.963.2000 Fax: 805.963.2104
www.riverviewvillas.com



Bldg. 1 - Level 3
11/1/10



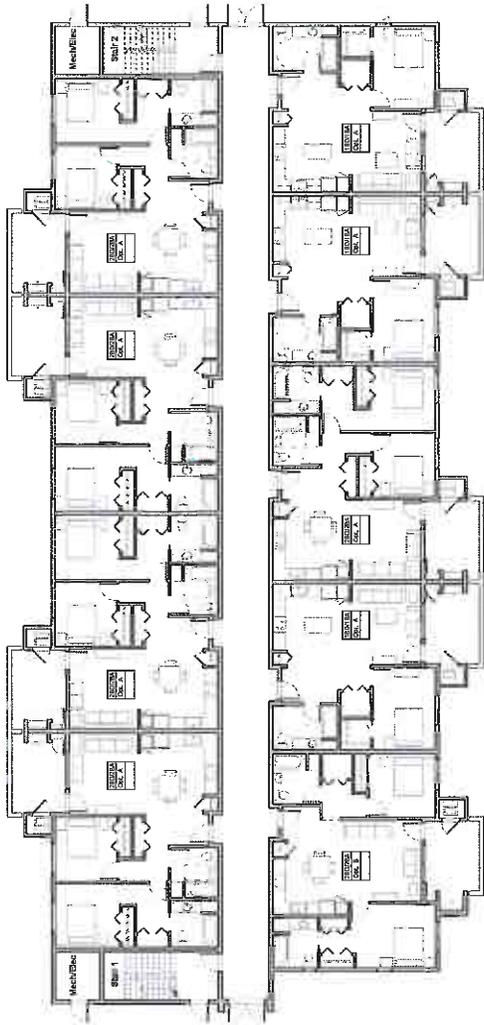
115 E. Exchange St., Suite 1
Santa Barbara, CA 93101
Tel: 805.963.9393 Fax: 805.963.1104
www.mdesigngroup.com

River View Villas
McMurray Rd, Buellton, CA

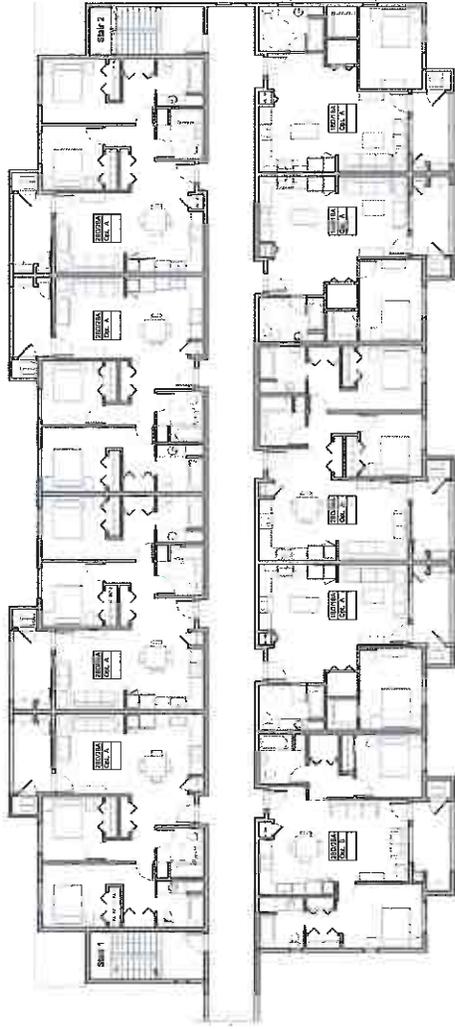
Bldg. 1 - Level 3

A3

4/12/16



Bldg. 2 - Level 1
1/8" = 1'-0"



Bldg. 2 - Level 2
1/8" = 1'-0"



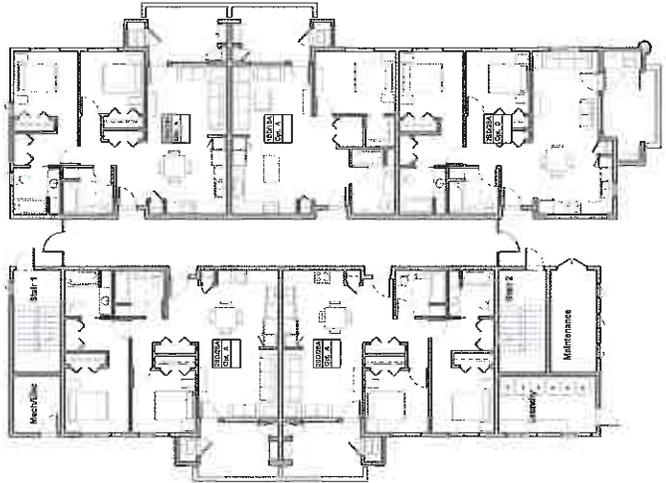
2025 Parkway Dr, Suite 1
 San Jose, CA 95128
 Tel: 408.953.3283 Fax: 408.953.8154
 www.mhsp.com

River View Villas
 McMurray Rd, Buelton, CA

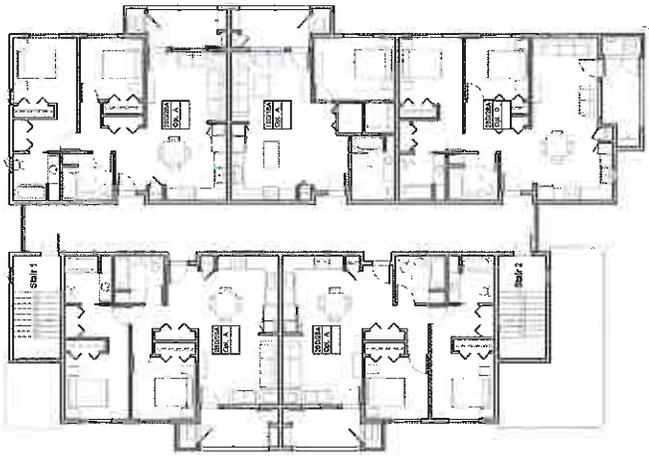
Bldg. 2 - Level 1 & 2 Floor Plan

A4

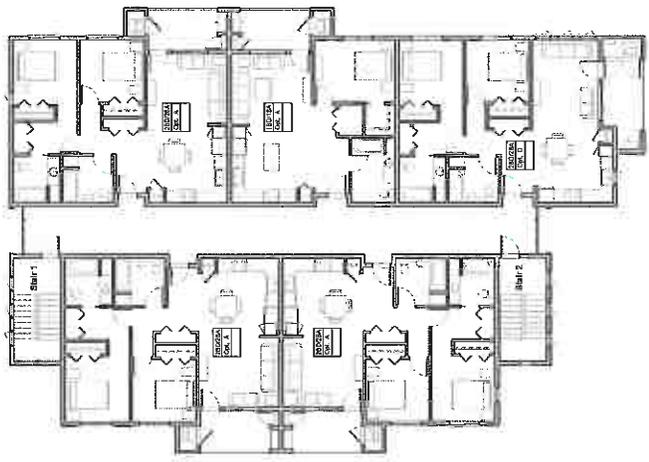
4/12/2016



Bldg. 3 - Level 1
1/8" = 1'-0"



Bldg. 3 - Level 2
1/8" = 1'-0"



Bldg. 3 - Level 3
1/8" = 1'-0"

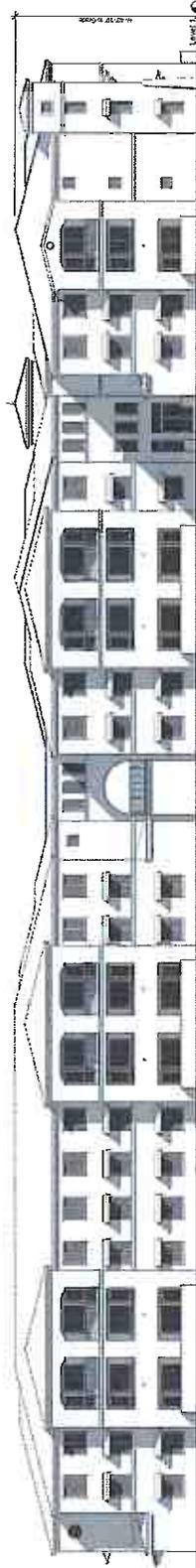
Bldg. 3 - Level 1, 2 & 3 Floor Plans

River View Villas
McMurray Rd, Buelton, CA

1155 Riverside Dr., Suite 1
San Jose, CA 95128
Tel: 408.932.2800 Fax: 408.932.8194
www.mmgroup.com



Bldg. 1 & 2 - South Elevation
2022 11'0"



Bldg. 1 & 2 - North Elevation
2022 11'0"



155 E. Evans St., Suite 1
Santa Barbara, CA 93101
Tel: 805.962.0265 Fax: 805.962.6164
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River View Villas
McMurray Rd, Buellton, CA

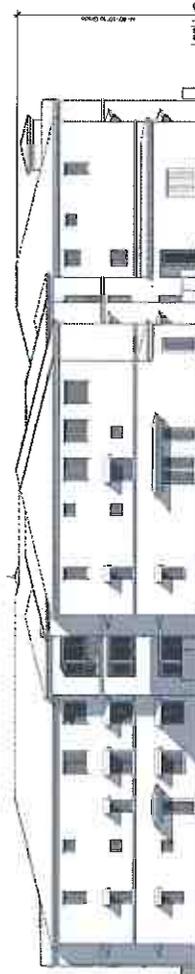
Bldg. 1 & 2 - Exterior Elevations

A7

4/1/2016



Bldg. 1 & 2 - West Elevation
3/27" = 1" = 0"



Bldg. 1 & 2 - East Elevation
3/27" = 1" = 0"



11 E. Pioneer St., Suite 1
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River View Villas
 McMurray Rd, Buellton, CA

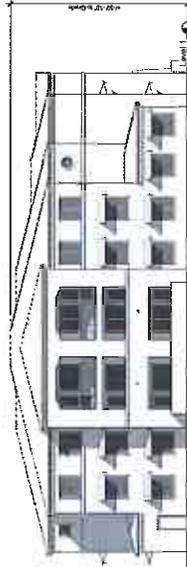
Bldg. 1 & 2 - Exterior Elevations

A8

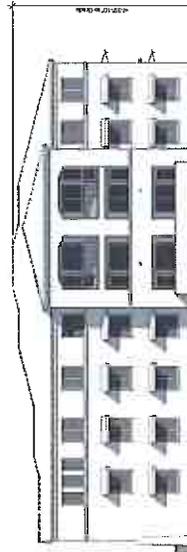
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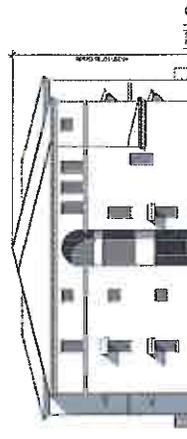
Bldg. 3 - South Elevation
3/32" = 1'-0"



Bldg. 3 - West Elevation
3/32" = 1'-0"



Bldg. 3 - East Elevation
3/32" = 1'-0"



Bldg. 3 - North Elevation
3/32" = 1'-0"



1155 E. River Street, Suite 110
San Bernardino, CA 92410
Tel: 909.393.0265 Fax: 909.393.0164
www.mmdesigngroup.com

River View Villas
McMurray Rd, Buelton, CA

Bldg. 3 - Exterior Elevations

A9

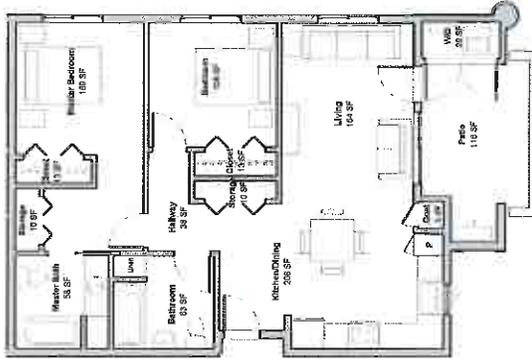
4/12/16



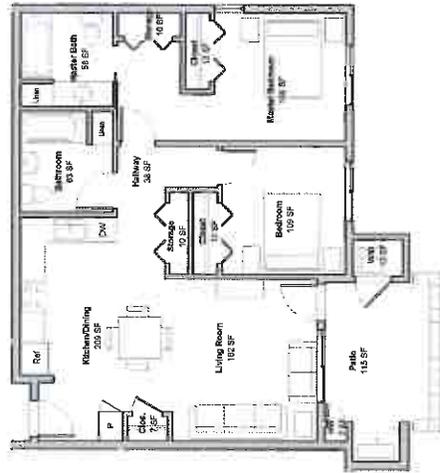
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11'6" x 14'2"



2 BDR Opt. B - 908 SF
11'6" x 14'2"



2 BDR Opt. D - 907 SF
11'6" x 14'2"

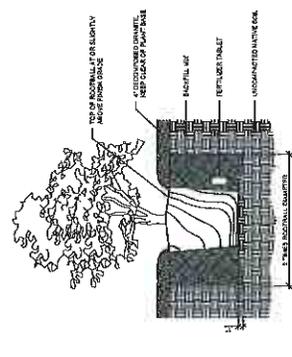


2 BDR Opt. C - 911 SF
11'6" x 14'2"

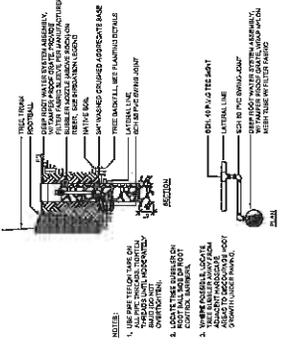


1 BDR Opt. A - 664 SF
11'6" x 14'2"

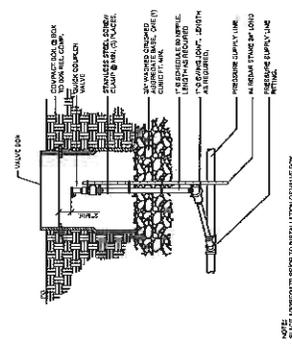




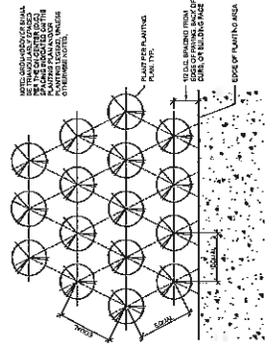
7 SHRUB PLANTING
1/8" = 1'-0"



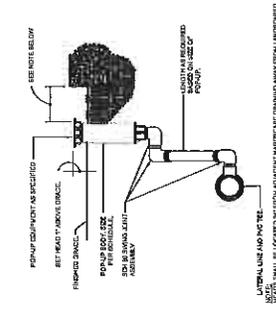
5 DEEP ROOT TREE RUBBLER
3/4" = 1'-0"



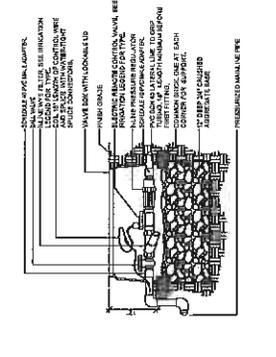
3 QUICK COUPLER
1/8" = 1'-0"



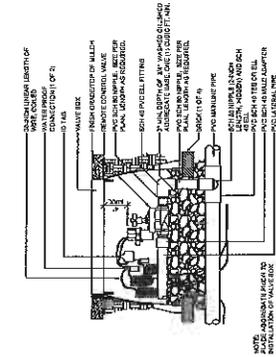
9 GROUND COVER SPACING
1/8" = 1'-0"



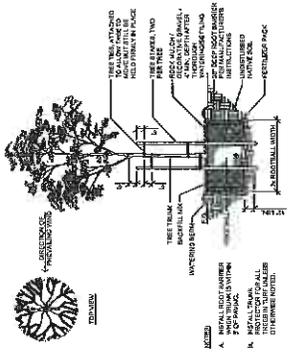
6 POP-UP SPRAY HEAD
3/4" = 1'-0"



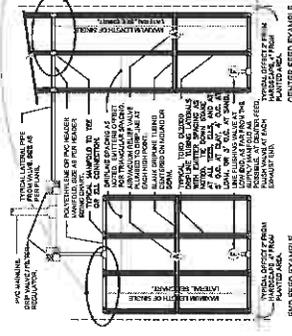
4 DRIP ZONE CONTROL VALVE
1/2" = 1'-0"



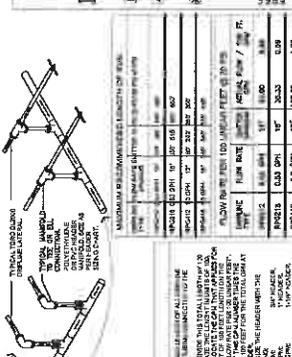
2 REMOTE CONTROL VALVE
1/2" = 1'-0"



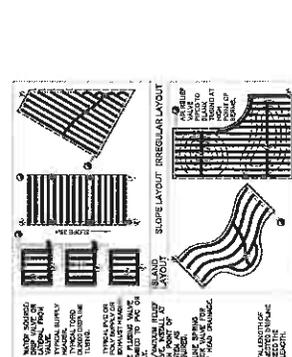
8 TREE PLANTING WITH WOOD STAKING
1/2" = 1'-0"



1 TORO D1000 DRIP LINE
1/2" = 1'-0"



3 DEEP ROOT TREE RUBBLER
3/4" = 1'-0"

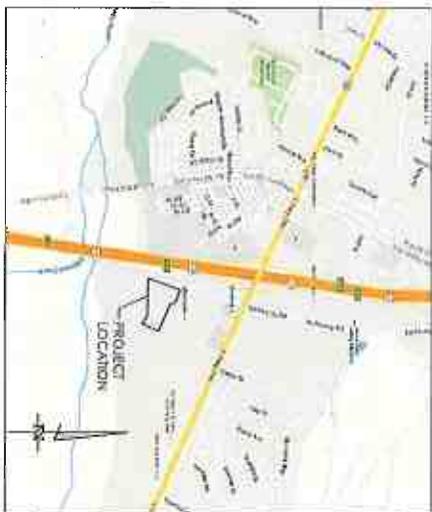
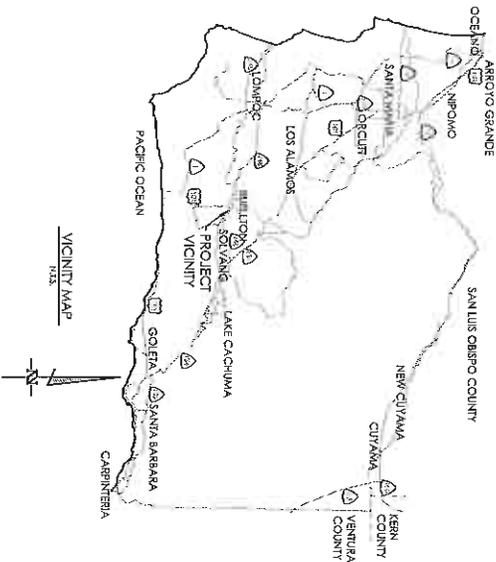


5 DEEP ROOT TREE RUBBLER
3/4" = 1'-0"

CIVIL IMPROVEMENTS

MCMURRAY ROAD

BUELLTON, CALIFORNIA



SURVEY NOTES

1. ALL SURVEYING WAS CONDUCTED AT A SCALE OF 1"=40' USING A TOTAL STATION WITHIN 10 DAYS OF THE DATE OF THE SURVEY. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT AND REGULATIONS IN CALIFORNIA, EFFECTIVE NOVEMBER 1, 2011.
2. ELEVATION AND EXISTING DIMENSIONS: THE ELEVATION DATA SHOWN HEREON IS BASED UPON THE LOCAL DESCRIPTION PROVIDED IN THE RECORDS OF THE PROJECT. THE ELEVATION DATA IS BASED UPON THE LOCAL DESCRIPTION PROVIDED IN THE RECORDS OF THE PROJECT. THE ELEVATION DATA IS BASED UPON THE LOCAL DESCRIPTION PROVIDED IN THE RECORDS OF THE PROJECT. THE ELEVATION DATA IS BASED UPON THE LOCAL DESCRIPTION PROVIDED IN THE RECORDS OF THE PROJECT.
3. BASIS OF BEARING AND COORDINATE: THE BEARING SHOWN HEREON WERE DERIVED FROM GPS OBSERVATION.
4. ELEVATION: ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NATIONAL MEAN SEA LEVEL DATUM OF 1988 (NAD 83). ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NATIONAL MEAN SEA LEVEL DATUM OF 1988 (NAD 83).
5. UTILITIES: ALL UTILITIES SHOWN HEREON WERE LOCATED FROM FIELD SURVEY. ALL UTILITIES SHOWN HEREON WERE LOCATED FROM FIELD SURVEY.

SHEET INDEX

- C-1: TITLE SHEET
- C-2: GENERAL NOTES
- C-3: GRADING AND DRAINAGE PLAN
- C-4: SITE SECTION
- C-5: UTILITY PLAN
- C-6: SECTION 2: SEWERAGE AND SANITATION
- C-7: DETAILS

LOCATION MAP

SITE INFORMATION

PROJECT ADDRESS: MCMURRAY ROAD
 PROJECT ADDRESS: MCMURRAY ROAD

LEGEND

- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING STORM SEWER
- PROPOSED WATER LINE
- PROPOSED FIRE WATER LINE
- PROPOSED SEWER LINE
- PROPOSED STORM SEWER
- PROPOSED CONCRET
- PROPOSED RERIGULATED
- PROPOSED CONCRET PAVEMENT
- PROPOSED CONCRET PAVEMENT
- PROPOSED CONCRET PAVEMENT

UTILITY PROVIDERS

- UNDERGROUND UTILITIES HAVE BEEN PLOTTED BASED ON AVAILABILITY OF SURFACE FEATURES, PUBLIC RECORDS, AND FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION.
- CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT AT 811, A MINIMUM OF 48 HOURS PRIOR TO COMMENCING CONSTRUCTION. CONTRACTOR SHALL ALSO NOTIFY ALL UTILITIES PROVIDERS OF THE PROJECT LOCATION AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION. THE FOLLOWING IS A LIST OF AGENCIES AND PHONE NUMBERS FOR THE PROJECT AREA.
- ELECTRIC:**
 PACIFIC GAS AND ELECTRIC
 480 MADISON ST. SAN LUIS OBISPO, CA 94901
 TELEPHONE: (805) 749-5959
- WATER/SEWER:**
 SAN LUIS OBISPO COUNTY
 2203 HOLLOWAY WAY
 SAN LUIS OBISPO, CA 94901
 TELEPHONE: (805) 342-2278
- CITY OF BUELLTON:**
 107 WEST MAIN ST. #104
 BUELLTON, CA 94901
 TELEPHONE: (805) 688-5177

PROJECT: RIVER VIEW VILLAS

DATE: 02/19/2015

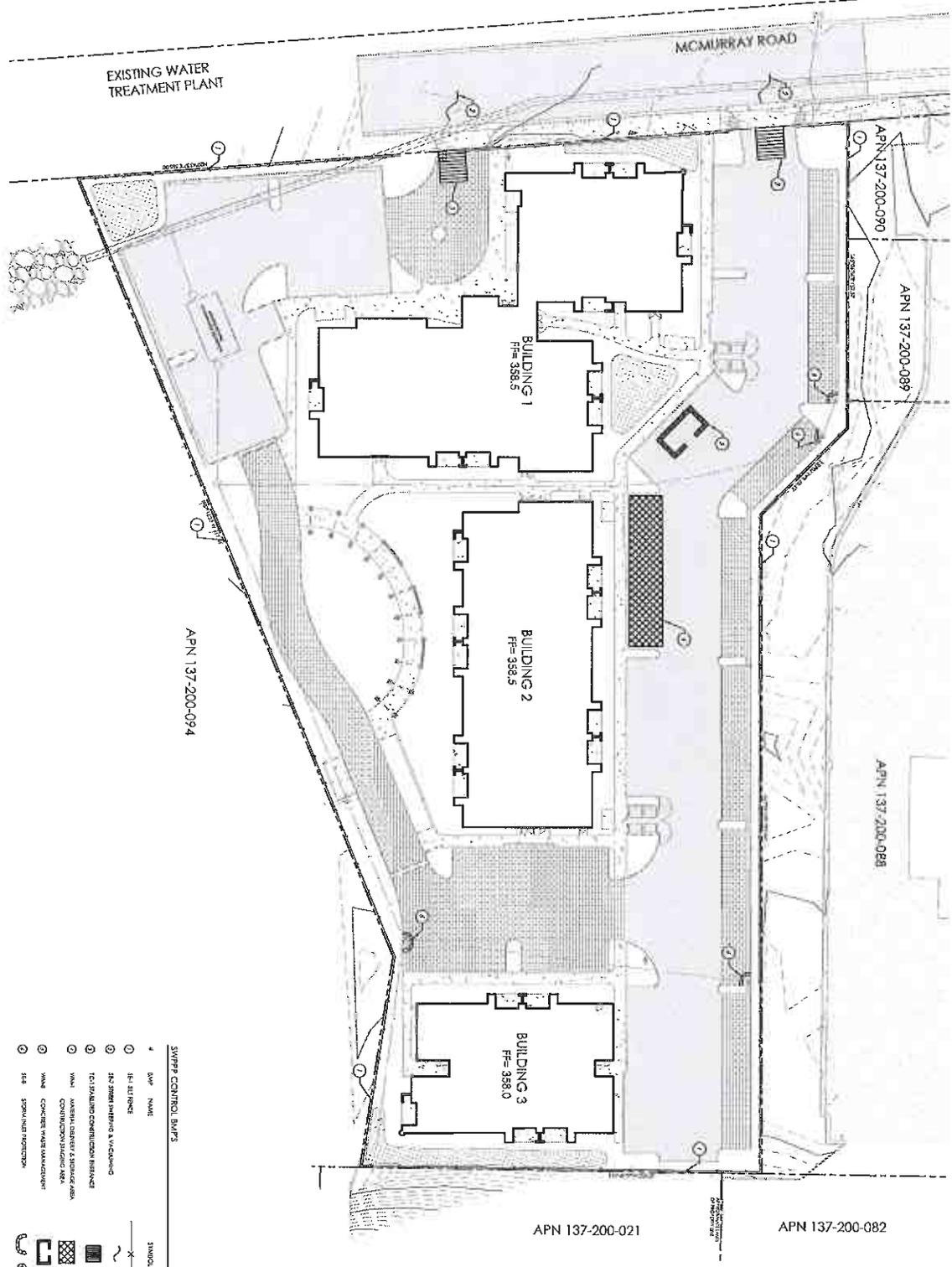
SCALE: C-1

TITLE SHEET

rrm design group

ATTACHMENT 2

APN 137-200-090, APN 137-200-094, APN 137-200-098, APN 137-200-082, APN 137-200-021



CONTRACTOR NOTES

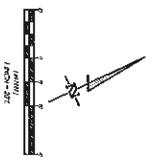
1. CONTRACTOR SHALL VERIFY ALL CONSTRUCTION PERMITS AND CONDITIONS BY OBTAINING THE NECESSARY CONSTRUCTION PERMITS AND CONDITIONS FROM THE LOCAL AGENCIES.
2. ALL REWORK SHALL BE AT THE CONTRACTOR'S RISK AND SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONDITIONS FROM THE LOCAL AGENCIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONDITIONS FROM THE LOCAL AGENCIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONDITIONS FROM THE LOCAL AGENCIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONDITIONS FROM THE LOCAL AGENCIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONDITIONS FROM THE LOCAL AGENCIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONDITIONS FROM THE LOCAL AGENCIES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONDITIONS FROM THE LOCAL AGENCIES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONDITIONS FROM THE LOCAL AGENCIES.

SITE SPECIFIC EROSION CONTROL NOTES

1. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONDITIONS FROM THE LOCAL AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONDITIONS FROM THE LOCAL AGENCIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONDITIONS FROM THE LOCAL AGENCIES.
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONDITIONS FROM THE LOCAL AGENCIES.

SYMPLE CONTROL BARRIERS

#	TYPE	NAME	SYMBOL
1	1.5' TALL FENCE	1.5' TALL FENCE	[Symbol]
2	3.0' TALL BARRIERS INCLUDING	3.0' TALL BARRIERS INCLUDING	[Symbol]
3	TO EXISTING CONSTRUCTION BARRIERS	TO EXISTING CONSTRUCTION BARRIERS	[Symbol]
4	MANHOLE COVER & SURFACE AREA	MANHOLE COVER & SURFACE AREA	[Symbol]
5	CONCRETE WALL/RETAINMENT	CONCRETE WALL/RETAINMENT	[Symbol]
6	SEE SYMBOL INSTRUCTIONS	SEE SYMBOL INSTRUCTIONS	[Symbol]



<p>C-6</p>	<p>RIVER VIEW VILLAS</p> <p>EROSION & SEDIMENT CONTROL</p>	 <p>rrm design group</p> <p>2424 River Pk., Suite 200, San Diego, CA 92108</p> <p>TEL: 619.444.1111 FAX: 619.444.1112</p> <p>WWW.RRMDESIGN.COM</p>	<p>ATTACHMENT 2</p>	
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ATTACHMENT 3



April 6, 2016

Mr. Mark Bierdzinski
City Manager/Community Development Director
Buellton City Hall
107 West Highway 246
P.O. Box 1819
Buellton, CA 93427

**RE: Riverview Villas, McMurray Road, Buellton, CA 93427;
Assessor's Parcel Number 137-200-087; Development Plan Application**

Dear Mr. Bierdzinski:

On behalf of Moriarty Property Company, RRM Design Group is pleased to submit the enclosed development plan and single-lot subdivision application package for Riverview Villas.

On December 3, 2015, the applicant presented the conceptual project to City staff and the Planning Commission seeking comments. The project received unanimous conceptual support and the feedback guided the development of the project submitted with this application. The entitlements requested include: development plan approval, a modification to the height requirements, a vesting tentative tract map, and an affordable housing agreement.

EXISTING SETTING

The project site is located on McMurray Road, in Buellton, California, and consists of 2 parcels, totaling approximately 10 acres (Assessor's Parcel Number 137-200-087 and 137-200-9). The proposed project site is 3.06 acres (APN 137-200-087) the second parcel is 7.3 acres (APN 137-200-94) and is located immediately to the south. This parcel will remain in open space for passive recreational use by the project residents and general public.

The surrounding uses include: the Santa Ynez River to the south, the CVS Pharmacy and Albertsons buildings in the Buellton Town Center shopping center to the north, the southern terminus of McMurray Road and the existing water treatment facility to the west, and commercial and residential development to the east. The project site is designated General Commercial (GC) and is zoned General Commercial (CR). The project site is undeveloped and is located within Affordable Housing Overlay Zone (AHOZ) and is designated as Site IX.

10 E. Figueroa St., Ste. 1 • Santa Barbara, CA 93101
p: (805) 963-8283 • f: (805) 963-8184

www.rrmdesign.com

a California corporation • Lenny Grant, Architect C26973 • Jerry Michael, PE 36895, LS 6276 • Jeff Ferber, LA 2844

ATTACHMENT 3



Riverview Villas, McMurray Road
 City of Buellton
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PROJECT DESCRIPTION

This proposal is for a 3-story, 75-unit multifamily project in a Mediterranean-Spanish style, overlooking the scenic Santa Ynez River. This residential project consists of 54 two-bedroom units at 950 sf and 21 one-bedroom units at 737 sf. Each unit includes 180 cu ft of storage space, as required by the municipal code. A portion of the storage space is provided off the private patios and the remainder is provided inside the unit. Each unit has a private patio or balcony. The patios are 105 sf and the balconies are 75 sf. In addition, the project includes a common fitness center for residents and 26 bike racks (12 enclosed and 14 exterior) for residents and/or visitors.

The visibility of the project from neighboring properties is minimized due to the unique location of the development site. The site is nestled behind the Albertsons Retail Center to the north and open space fronting the Santa Ynez River to the south. The site enjoys a natural screening from surrounding neighborhoods due to this location and limited development of the surrounding area. The site is setback from Highway 101 and is at a lower elevation, therefore it is not highly visible from the freeway.

Development Standards Compliance

The following table reflects how the proposal meets the City's affordable housing requirements and development standards, including the exception to the height requirement that is being requested, which is discussed in further detail below.

	Required	Proposed
AHOZ Requirements (BMC §19.16.013)		
Base Density	25 du/ac minimum	24.2 du/ac*
Inclusionary Units	20% affordable	15
Distribution	40% Very Low 60% Lower/ Moderate	6 (42%) Very Low 5 (31%) Low 4 (27%) Moderate
CR Development Standards (BMC §19.02.220)		
Height	35' maximum	41'***
Front Setback	None	10' to McMurray Road
Side Setback	None, but 3' minimum if proposed	10' to north, 200' to the south (SY River)
Rear Setback	10% of lot depth to 10' max	10' to east
Interior Setback	None	±77 to north
Parking (BMC §19.04.140)		
1 space per 1 BR Unit (20)	20	20

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2 Spaces per 2 BR Unit (55)	110	110
20% Guest Parking (15)	15	16
Visitor Bicycle Parking	PC to Determine	14
Totals:	145	147
Landscaping	5%	26%

*The proposal includes utilizing the "affordable unit differential," allowed under BMC §19.16.013.B.8.a.

**The proposal includes an exception request for the maximum allowable height, discussed in further detail under Statement of Requested Exceptions.

Requested Modifications and Exceptions

Building Height: The applicant is requesting a modification of the maximum building height. In the CR zone the maximum building height allowed is 35 ft, and the applicant is requesting a maximum height of 41 ft. With the design of the buildings, the perceived height (what you can actually see from the ground) would actually increase if the roof was flattened to meet the 35-foot height limit. Sheet EX-1 - Attachment 4, illustrates this point. The perceived height of the proposed buildings is approximately 33 ft 6 in, whereas the perceived height of the buildings with a flat roof would be 36 ft 2 in. In addition, the site is at a lower elevation than Highway 101 and the pitched red tile roof would be more attractive than a flat roof and will better convey the Mediterranean architectural style.

Minimum Density: Section 19.16.013.B.1 of the zoning code requires a minimum of 25 units per acre and the project includes 75 units, which equates to 24.2 units per acre. In order to comply with this section of the zoning code, the applicant would need to add one additional unit. However, the project is designed to stack the units as efficiently as possible and there is no logical location to add one single unit. Therefore, as permitted under Section 19.16.013.B.8, the applicant is requesting an exception to the requirement. The code states that an exception may be granted if the applicant "compensates for the difference between the minimum number of affordable units computed pursuant to subsection (B)(1) of this section compared to the number of affordable units computed pursuant to subsection (B)(2) of this section..." The code states that if the applicant were to provide the required minimum number of units (76), they would be required to provide 15.2 affordable units and the applicant is providing 15 affordable units. Under the Inclusionary program if there is a fractional requirement, the number is to be rounded to the nearest whole number. In this case, the requirement would be 15 affordable units whether the project includes 75 or 76 units. Therefore, the City may allow an exception to the minimum density requirement.

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Riverview Villas, McMurray Road

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Site Access/Circulation/Parking

Two points of access to the site are provided off of McMurray Road. The northern most driveway provides access to the majority of the units and the parking area which borders the northern property boundary. The second driveway serves as the main entrance to the project. The entry has a turning circle that allows people to enter into the site and drop residents or guests off and exit without entering the small parking area adjacent to McMurray Road. In addition, the main entry will remain open for vehicles that need to turn around at the terminus of McMurray Road.

A 20 ft wide pedestrian promenade will be installed connecting the eastern driveway to the western driveway. The promenade will allow fire trucks to circumnavigate the site thereby doubling as an emergency vehicle access road.

Landscaping/Outdoor Common Open Space

The project site will be abundantly landscaped with native and non-native drought tolerant plant materials including but not limited to: coast live oak, London plan tree, sycamore, swan hill olive, agave kangaroo paw, feather reed grass, rosemary, and native blue rye. The on-site landscaping totals 34,156 sf or 26% of the project site. The project includes a common picnic and BBQ area and bocce ball court, along with many landscaped common areas and promenades that complement the surrounding natural beauty of the site.

Grading and Drainage

The project site is generally level and slopes slightly from north to south. The site will be graded to create a level building pad which will require 260 cubic yards of cut and 2,760 cu yds of fill. The project will comply with the State and City standards for handling stormwater for a Tier 3 project. As depicted on the civil plans, the site includes permeable pavers to allow for infiltration and four biofiltration basins that will clean the water prior to directing it to the storm drain system. A stormwater control plan is included in the application package. See Attachment 5.

Condominiums and Rental Housing

The Applicant is proposing to include a vesting tentative tract map, which would create 75 condominiums. However, his intent is to rent the units for the first five years after the certificate of occupancy is granted. Mr. Moriarty is willing to enter into an agreement with the City that would memorialize this proposal. Additionally, as a part of the condominium conversion, a "First Option to Purchase" will be offered to all existing residents at the time of sale as individual units.

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Proximity to the Water Treatment Plant

At the Conceptual Review Hearing, City staff noted one concern related to the project. The development site is located next to the City Water Treatment Facility that uses chlorine gas for disinfection of potable water. There was a concern for future residents located in the chlorine gas dispersion area in case of a leak. Staff instructed the applicant to provide a report by experts to include various safety measures for residents of the development. In response, the applicant has provided a detailed report by Pace Advanced Water Engineering dated February 23, 2016. The report provides a comprehensive analysis of the facility which included a site inspection and meetings with the facility supervisor and the City Engineer. The report proposes various safety measures to ensure the public safety of the project residents and existing surrounding developments, which the City could implement. See Attachment 6.

Special Studies

Top of Bank: It should be noted that the applicant provided an engineering report from Waterways Consulting (January 25, 2016) to City staff. The report verified that all proposed buildings will be a minimum of 200 ft from the top of bank boundary of the Santa Ynez River.

Soils Report: The applicant is in the process of having a soils report prepared for the project site. The soils report will be completed by early May and will be submitted to the City.

Phase I Environmental Study: The applicant is in the process of having a Phase I report prepared for the project site. The report will be completed by early May, and will be submitted to the City.

Biological Study: The City has indicated that they would contract with a biologist to prepare a biological assessment as part of the environmental review for the project.

Traffic Study: The City has indicated that they would contract with a Traffic Engineer to prepare a Traffic Study as part of the environmental review for the project.

Affordable Housing

As noted above, the City's AHOZ applies to the project site which facilitates the development of housing on this commercially zoned property. The code requires that the applicant provide a minimum of 20% of the units to very low, low, and moderate income residents. In compliance with the AHOZ, the project incorporates 15 inclusionary housing units (20% requirement). As noted above, that the applicant is proposing to develop the project and plans to record a map creating condominiums. However, the units would be rented for the first five years after which the applicant will convert them to condominiums. The inclusionary housing provided for each stage of the project is provided below:

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Level of Affordability	Inclusionary Requirement	Rental Project*	For Sale Project
Very Low	42%	42% (6 units)	In-Lieu Fees
Low	31%	31% (5 units)	In-Lieu Fees
Moderate	27%	27% (4 units)	27% (4 units)

* The unit numbers are rounded to the nearest whole number.

As noted in the table, the applicant is proposing to meet the City's Affordable Housing Policy through a mixed program. During the 5 years that the units would be rented, the project will include 15 affordable units at the very low, low, and moderate levels. However, when the project converts to condominiums after five years, the applicant is proposing to provide the required moderate units on the site, but pay fees for the very low and low income requirements. We believe that this proposal provides the greatest benefit to the community for the following reasons: 1) the moderate units would be preserved once the project converts to for-sale condominiums. Because this level of affordable unit is generally only provided if built as part of a market rate project, as there is no state or federal funding exists to help construct them; and 2) it has been shown that the cost of home ownership is too burdensome for the very low and low income categories. Therefore, at the point of conversion the payment of fees for the very low and low income rather than converting them to condominiums would be the most practical approach. The fees can then be used to leverage additional funding (loans, grants, tax credits) for rental housing units in these income ranges. It has been demonstrated in the County of Santa Barbara that in-lieu fees can be leveraged at a 10:1 ratio. This is accomplished when a non-profit or Housing Authority uses local funds granted by the City as a "local match" within a tax credit funding application. The local match makes these applications more competitive and if successful, these multi-million dollar projects are awarded funding through the federal tax credit program. So, by collecting in-lieu fees that can be used as grants, the City is improving the odds that very low and low income housing within the City will obtain tax credit funding. This in-lieu fee program also helps to backfill the affordable housing funding source that was lost when the Redevelopment Agency was eliminated by the State. The very low and low income units built as part of a tax credit funded project will remain affordable for a minimum of 55 years.

Please note that the applicant is currently working with the Housing Authority of the County of Santa Barbara on an agreement that would allow the HACSB to manage the affordable units and to potentially take them over after the first five years. If this were to occur, the proposed very low and low income affordable rental units would be preserved.

ATTACHMENT 3



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COMPLIANCE WITH CITY POLICIES

General Plan Land Use Element

L-5 New development shall not be allowed unless adequate public services are available to serve such new development.

The project site is included in the General Plan as an anticipated AHOZ site, as such it was considered in the General Plan and General Plan EIR. There are sufficient public services to serve the project site.

L-7 New residential development that has the potential of adding significant new school aged children to the City's population should be coordinated with affected school districts. The proponents of such development shall be encouraged to meet and confer with school officials in advance of the application submittal to coordinate project development with fee payment and facility capacity.

The applicant will meet with the School District to review the project and will pay the required school impact fees.

L-11 New development shall incorporate a balanced circulation network that provides safe, multi-route access for vehicles, bicycles and pedestrians to neighborhood centers, greenbelts, other parts of the neighborhood and adjacent circulation routes.

The site plan provides onsite pedestrian paths connecting parking areas, residences, and common areas. An extension of the existing sidewalk currently ending at the northwest corner of the project site would connect pedestrians and bicyclists to the existing sidewalks on McMurray Road to SR 246 and to the shopping center to the north of the site.

L-12 All exterior lighting in new development shall be located and designed so as to avoid creating substantial off-site glare, light spillover onto adjacent properties, or upward into the sky. The style, location and height of the lighting fixtures shall be submitted with building plans and shall be subject to approval by the City prior to issuance of building or grading permits, as appropriate.

Proposed exterior lighting can be found on Sheet L3, Landscape Lighting. The lighting will be designed to minimize light and glare and will include shields that direct the light downward.

L-19 The form, scale and character of new residential development should be compatible with the existing development context (e.g., density, design features, etc.) of adjacent development areas.

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The proposed development is of Mediterranean-Spanish style, and considered an acceptable architectural style in the *City of Buellton Community Design Guidelines*. The scale of the project is consistent with the scale of commercial development to the north and is compatible with the commercial and residential development to the east.

Policy L-33: The conversion of commercially-designated lands to residential use should only be allowed when the City receives substantial public benefit, including or exceeding the public benefit realized by the provision of affordable housing in accordance with the City's affordable housing programs.

The proposal complies with this policy because it is proposing residential use on commercially-designated land that has the AHOZ overlaying it and therefore includes a public benefit realized by the provision of 15 affordable housing units in accordance with the City's affordable housing programs.

General Plan Circulation Element

C-16 The City shall require the provision of adequate off-street parking in conjunction with all new development. Parking shall be located convenient to new development and shall be easily accessible from the street. The City may reduce required off-street parking for projects that employ transit demand management strategies that reduce vehicle trips to the site, where there is on-street angular parking along the Avenue of Flags, and for mixed use shared parking. The adequacy and appropriateness of parking requirements in the Zoning Ordinance shall be periodically evaluated and adjusted, if necessary.

The project includes a total of 146 parking spaces throughout the project site, including 16 guest parking spaces, and 8 handicap spaces. The proposed parking exceeds what is required in the Zoning Ordinance by one parking space.

C-20 In the process of considering development proposals the City shall use the full amount of discretion authorized in the municipal code and CEQA for setting conditions of approval to require new development to provide bicycle storage and parking facilities on-site as well as reserve an offer of dedication of right-of-way necessary for bikeway improvements.

The site plan includes 26 bike racks (12 enclosed and 14 exterior) that are at key locations where the parking lot intersects with walkways.

ATTACHMENT 3



Riverview Villas, McMurray Road

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General Plan Conservation and Open Space Element

C/OS-1 Encourage efficient water use by existing and future development.

The landscape irrigation design would comply with the local and State water conservation requirements. The water conservation method for the new landscape plant material has a low to medium water use, and the estimated total water use per year is estimated to be within the maximum allowable water allocation which will be calculated for the project. Additionally, a weather sensing 'smart controller' will be used to monitor the irrigation water and manage daily water consumption to the minimum requirements for each hydrozone. All trees, lawn, typical shrub and groundcover areas, and bioretention areas will be irrigated on separate systems so that once established, water can be regulated in a more efficient manner. Trees will be irrigated by bubblers, lawn will be irrigated by high efficiency spray nozzles, and all other planting will receive drip irrigation.

The plant material selected for the project site is known to thrive in the local soils and climate conditions, and would be designed for drought-tolerant, low-maintenance landscaping, requiring minimal water use to conserve water and prevent runoff. In addition, on-site bioretention areas located in the southwest corner, eastern edge, and north of Building 1 incorporate special soils and plant material which increases water quality through biofiltration and allows the water to percolate into the native soil, recharging the groundwater.

The project will also include low-flow water fixtures.

C/OS-10 Require new development to provide sufficient open space.

The project includes 34,156 sf of landscape area (26% of the project site). These spaces include common areas such as a barbecue area, bocce ball court, and common open-space areas.

C/OS-16 Encourage the improvement of air quality in Buellton and in the region by implementing the measures described in the Santa Barbara County Air Quality Management Plan. Such measures include, but are not limited to, new or expanded sidewalks, bicycle and pedestrian paths, safe street and parking lot crossings, planting of shade trees, theft proof and well-lit bicycle storage facilities, and placement of parking lots and building entrances to favor pedestrians rather than cars.

The proposal helps to fulfill this policy by providing: the extension of the public sidewalk along the east side of McMurray Road fronting the project site, onsite bicycle and pedestrian paths throughout the site, a landscape plan that includes shade trees, bicycle parking spaces at various locations abutting the parking lot for easy access, and adequate lighting for resident safety throughout the site.

ATTACHMENT 3



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General Plan Housing Element

Policy H-3 The City shall promote integration of all economic and population segments in each residential project; however, scales of economy and management efficiencies require that certain projects are made exclusive to target groups and such concentration shall not be the sole basis of project denial.

The proposal helps to fulfill this policy by providing 15 affordable housing units at the very low, low, and moderate income levels.

Policy H-4 The City shall continue to implement existing policies, programs and procedures to facilitate attainment of its allocated share of new construction goals assigned through the Regional Housing Needs Allocation ("RHNA") process, with particular emphasis placed on the needs possessed by persons and families of extremely low, very low, and low income.

The proposal helps to fulfill this policy by providing 15 affordable housing units at the very low, low, and moderate income levels. Once converted to condominiums, the applicant would pay in-lieu fees for the very low and low income units. These fees can then be leveraged to gain additional funding for other affordable housing projects within the City.

CONCLUSION

We believe that the Riverview Villas project will be beneficial to the City of Buellton. Some of the specific benefits include:

- Filling a need for multifamily and rental housing in the community. The Economic Development Strategy and Implementation Plan by Kosmont Companies, September 2013, noted that only 11% of the Buellton Housing stock is allocated for multifamily use. This was compared to a ratio of 30% for Santa Barbara County and 31% for the State of California.
- Completing McMurray Road along the portion fronting the project site. The western portion of the road will be widened and a sidewalk will be installed along the eastern side of the road connecting into the existing sidewalk to the north.
- Providing several new patrons for the newly constructed Crossroads Commercial Center and existing Albertson Center. New residents will enjoy the convenience of being able to easily walk or bike to both. The close proximity to commercial services will minimize help to minimize traffic trips associated with the project.

ATTACHMENT 3



Riverview Villas, McMurray Road
City of Buellton
April 6, 2016
Page 11 of 11

We look forward to meeting with staff to review this project. Please do not hesitate to contact me if you have any questions at (805) 963-8283 ext. 520 or maplowman@rrmdesign.com.

Sincerely,

RRM DESIGN GROUP

A handwritten signature in blue ink, appearing to read 'Lisa Plowman', is written over the RRM Design Group logo.

Lisa Plowman
Planning Manager

cc: Kerry Moriarty, Moriarty Property Company

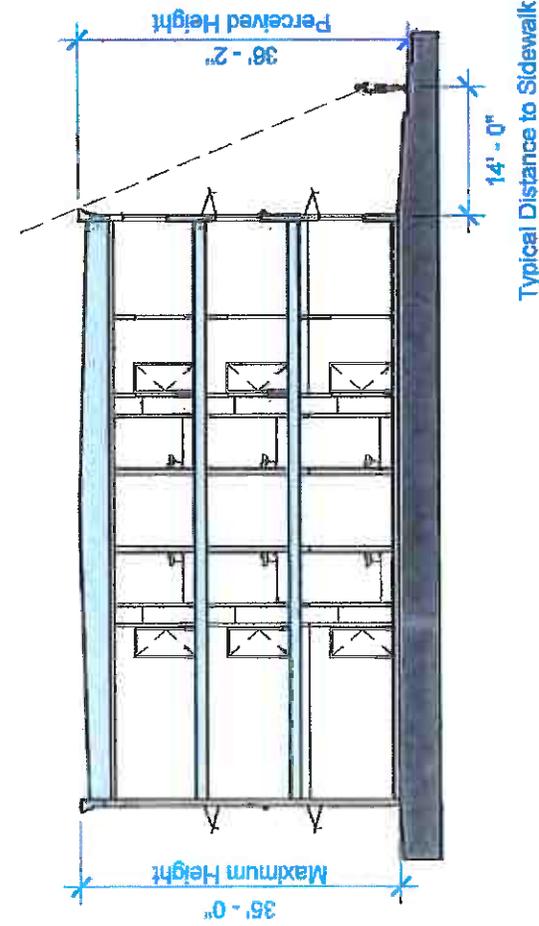
Attachments:

1. Development Plan Application Form
2. Agreement for Payment of Project Application Processing Fees
3. Architectural, Civil, and Landscape Plans
4. Height Analysis Exhibit
5. Stormwater Control Plan, RRM Design Group, March, 25 2016 (2 hardcopies)
6. Technical Memorandum, Pace Advanced Water Engineering, February 23, 2016
7. Title Report (2 hardcopies)
8. Color Board
9. Assessor Parcel Map

RECEIVED

APR 07 2016

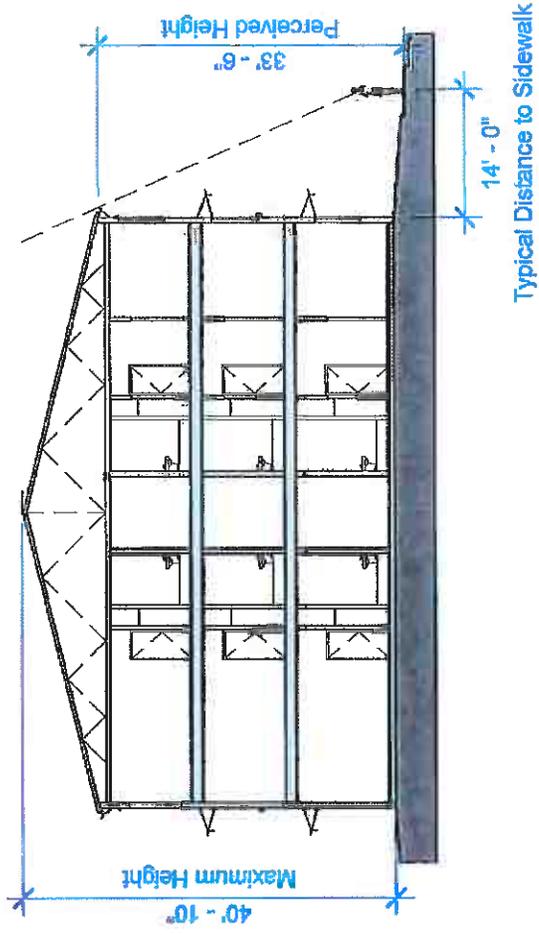
CITY OF BUELLTON
Planning Department



Height Analysis - Flat Roof

1" = 20'-0"

Though a flat roof design could meet the 35' height limit, the required parapets would actually increase the perceived height of the building to the typical observer.



Height Analysis - Sloped Roof

1" = 20'-0"

With a sloped roof design, the ridge of the roof reaches a maximum height of 40'-10", but the eaves are much lower, creating a lower perceived height for the typical observer.

River View Villas

Height Analysis Exhibit



10 E. Figueroa Street, Suite 1
Santa Barbara, CA 93101
Phone 805 963 8283
Fax 805 963 8184

EX-1

3/7/2016

ATTACHMENT 4

ATTACHMENT 5

City of Buellton Design Review

Distribution:

<i>City</i>	<i>Ravatt Albrecht</i>	<i>PleinAire DG</i>	<i>Applicant</i>	<i>Other</i>	
<input checked="" type="checkbox"/> M. Bierdzinski	<input checked="" type="checkbox"/> G. Ravatt	<input checked="" type="checkbox"/> K Small	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> 1 st Review
<input checked="" type="checkbox"/> A. Olson	<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"/>		<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: Riverview Villas
 TTM 31058
 APN 137-200-087/094

LANDSCAPE PleinAire Design Group
ARCHITECT: 2601 Skyway Drive Suite A-1
 Santa Maria, CA 93455-1414

DATE: April 13, 2016

CITY FILE NO: 16-FDP-01

REVIEWER: Kevin Small

General Comments:

The landscape plan is very schematic in nature and does not provide the opportunity to make a detailed analysis.

SITE DESIGN:

	N/A	Complete	Complete w/ Corrections	Incomplete
1. Landscape area	1 <input type="checkbox"/>	1 <input checked="" type="checkbox"/>	1 <input type="checkbox"/>	1 <input type="checkbox"/>
2. Adjacencies	2 <input type="checkbox"/>	2 <input type="checkbox"/>	2 <input checked="" type="checkbox"/>	2 <input type="checkbox"/>
3. Existing Trees	3 <input type="checkbox"/>	3 <input type="checkbox"/>	3 <input type="checkbox"/>	3 <input checked="" type="checkbox"/>
4. Slopes	4 <input type="checkbox"/>	4 <input type="checkbox"/>	4 <input checked="" type="checkbox"/>	4 <input type="checkbox"/>
5. Habitats	5 <input type="checkbox"/>	5 <input type="checkbox"/>	5 <input type="checkbox"/>	5 <input type="checkbox"/>
6.	6 <input type="checkbox"/>	6 <input type="checkbox"/>	6 <input type="checkbox"/>	6 <input type="checkbox"/>

Remarks:

1. Planting design should consider screening the shopping center to the north
2. There is no survey provided indicating existing trees. My review of Google earth indicates the potential for trees on site.
- 4/5. Planting and grading should prevent runoff into waterway (herbicides, fertilizers etc.)

Plans should show provide some information on site amenities such as trellis, seating, barbeque, trash cans, etc.

ATTACHMENT 5

IRRIGATION:

	N/A	Complete	Complete w/ Corrections	Incomplete
1. Cons. Statement	1 <input type="checkbox"/>	1 <input checked="" type="checkbox"/>	1 <input type="checkbox"/>	1 <input type="checkbox"/>
2. Estimated use	2 <input type="checkbox"/>	2 <input type="checkbox"/>	2 <input type="checkbox"/>	2 <input checked="" type="checkbox"/>
3. Irrigation type	3 <input type="checkbox"/>	3 <input type="checkbox"/>	3 <input checked="" type="checkbox"/>	3 <input 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"/>
6.	6 <input type="checkbox"/>	6 <input type="checkbox"/>	6 <input type="checkbox"/>	6 <input type="checkbox"/>
7.	7 <input type="checkbox"/>	7 <input type="checkbox"/>	7 <input type="checkbox"/>	7 <input type="checkbox"/>
8.	8 <input type="checkbox"/>	8 <input type="checkbox"/>	8 <input type="checkbox"/>	8 <input type="checkbox"/>

Remarks:

Irrigation details shown are appropriate. Final design will need to show all state mandated elements such as rain shutoff, flow sensor etc.

PLANTING:

	N/A	Complete	Complete w/ Corrections	Incomplete
1. Plant coverage	1 <input type="checkbox"/>	1 <input type="checkbox"/>	1 <input type="checkbox"/>	1 <input checked="" type="checkbox"/>
2. Street Trees	2 <input type="checkbox"/>	2 <input type="checkbox"/>	2 <input checked="" type="checkbox"/>	2 <input type="checkbox"/>
3. Replacement trees	3 <input type="checkbox"/>	3 <input type="checkbox"/>	3 <input type="checkbox"/>	3 <input checked="" type="checkbox"/>
4. Tree sizes	4 <input type="checkbox"/>	4 <input checked="" type="checkbox"/>	4 <input type="checkbox"/>	4 <input type="checkbox"/>
5. Shrub sizes	5 <input type="checkbox"/>	5 <input checked="" type="checkbox"/>	5 <input type="checkbox"/>	5 <input type="checkbox"/>
6. Turf percentage	6 <input type="checkbox"/>	6 <input type="checkbox"/>	6 <input checked="" type="checkbox"/>	6 <input type="checkbox"/>
7. Screening	7 <input type="checkbox"/>	7 <input type="checkbox"/>	7 <input type="checkbox"/>	7 <input checked="" type="checkbox"/>
8. Oak Tree protection	8 <input checked="" type="checkbox"/>	8 <input type="checkbox"/>	8 <input type="checkbox"/>	8 <input checked="" type="checkbox"/>
9. Master Tree list	9 <input type="checkbox"/>	9 <input checked="" type="checkbox"/>	9 <input type="checkbox"/>	9 <input type="checkbox"/>
10.	10 <input type="checkbox"/>	10 <input type="checkbox"/>	10 <input type="checkbox"/>	10 <input type="checkbox"/>
11.	11 <input type="checkbox"/>	11 <input type="checkbox"/>	11 <input type="checkbox"/>	11 <input type="checkbox"/>
12.	12 <input type="checkbox"/>	12 <input type="checkbox"/>	12 <input type="checkbox"/>	12 <input type="checkbox"/>
13.	13 <input type="checkbox"/>	13 <input type="checkbox"/>	13 <input type="checkbox"/>	13 <input type="checkbox"/>

Remarks:

1. The hatch pattern for shrubs and ground covers does not allow for an analysis of planting. At a minimum shrub massing and types should be indicated. The list provided is very large with no indication of placement. Agave and Anigozanthus are marginal performers in the Buellton area.
 2. No street trees are indicated
- The Oak trees on the north perimeter are too constrained in the area between the perimeter wall and the parking lot. Recommend a more appropriate species that will screen and fit in the available space
 - The 60" Oak in the roundabout does not seem workable in that small of a space. The pavement will limit the amount of air exchange and the compaction needed will restrict the roots ability to expand out.
 - Recommend some sort of vines to soften the masonry wall.
 - Review plant list to eliminate self seeding or invasive plants that may spread to riparian areas.