



CITY OF BUELLTON

PLANNING COMMISSION AGENDA

Regular Meeting of November 15, 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

Vice Chair Dan Heedy

PLEDGE OF ALLEGIANCE

Commissioner Hammel

ROLL CALL

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

REORDERING OF AGENDA

PRESENTATIONS

None

APPROVAL OF MINUTES

1. **Minutes of the regular Planning Commission meeting of November 1, 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

2. **Resolution No. 18-05 - "A Resolution of the Planning Commission of the City of Buellton, California, Recommending City Council Approval of a Final Development Plan (17-FDP-02) and Tentative Tract Map (TTM 31060) for The Central Homes Project Located on the North East Corner of First Street and Central Avenue,**

Assessor's Parcel Numbers 099-283-005, 099-283-006 and 099-283-007 and Making Findings in Support Thereof'

❖ *(Staff Contact: Planning Director Andrea Keefer)*

NEW PUBLIC HEARINGS

OTHER BUSINESS

WRITTEN COMMUNICATIONS

PLANNING COMMISSIONER COMMENTS

PLANNING DIRECTOR REPORT

ADJOURNMENT

To the next regularly scheduled Planning Commission meeting of Thursday, December 6, 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

November 1, 2018 – 6:00 p.m.

City Council Chambers, 140 West Highway 246
Buellton, California

CALL TO ORDER

Commissioner Padilla 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 and Marcilo Sarquilla,

Absent: Vice Chair Dan Heedy and Chair Brian Dunstan

Staff: Planning Director Andrea Keefer
Contract City Planner Irma Tucker
Staff Assistant/Planning Technician Clare Barcelona

REORDERING OF AGENDA

None

PRESENTATIONS

None

APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of October 4 2018

MOTION:

Commissioner Hammel moved and Commissioner Sarquilla seconded the motion to approve the Minutes of October 4, 2018.

VOTE:

Motion passed with a 2-0 voice vote with abstention by Commissioner Padilla due to his absence from the meeting.

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

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

STAFF REPORT:

Planning Director Keefer presented the staff report

RECOMMENDATION:

That the Planning Commission provide final comments on the project plans, and continue the Public Hearing to November 15, 2018 allowing time for staff to finalize the Resolution and conditions of approval for the project.

Alternatively, the Planning Commission can recommend a continuance to a later meeting date and require that all remaining details are provided and inconsistencies rectified on the project plans.

SPEAKERS/DISCUSSION:

The Commission discussed the various options presented by staff in regards to moving the project forward.

MOTION:

Commissioner Hammel moved and Commissioner Sarquilla seconded the motion to continue the Public Hearing to the regular Planning Commission meeting scheduled for November 15, 2018.

VOTE:

Motion passed with a 3-0 roll call vote.

NEW PUBLIC HEARINGS

None

OTHER BUSINESS

None

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

None

PLANNING DIRECTOR REPORT

Planning Director Keefer updated the Commission on the status of various projects and informing the Commission that three Commissioners are up for re-appointment and to get their applications in. Ms. Keefer also informed the Commission that we have not heard anything back from the River Parkways Grant submittal.

ADJOURNMENT

Commissioner Padilla adjourned the meeting at 6:23 p.m. to the next regular scheduled meeting of the Planning Commission to be held November 15, 2018 at the City Council Chambers, 140 West Highway 246, Buellton, CA.

Planning Commissioner Joe Padilla

ATTEST:

Clare Barcelona, Planning Commission Secretary

An audio CD of this Planning Commission Meeting is not available due to technical difficulties.

CITY OF BUELLTON
Planning Commission Agenda Staff Report

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

To: The Honorable Chair and Commission Members

From: Andrea Keefer, Planning Director

Meeting Date: November 15, 2018

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

BACKGROUND/DISCUSSION

Owner: James Kim, E & J Investment Group, LLC
Agent: Sang Kim
General Plan Designation: Multi-Family Residential, 16 Dwellings Per Gross Acre
Zoning: RM-16
APN: 099-283-005, 099-283-006, 099-283-007

James Kim, E & J Investment Group, LLC, property owner, and Sang Kim, agent (“Applicant”) have submitted an application for a Final Development Plan (17-FDP-02) and Tentative Tract Map (TTM 31060). The 0.68-acre property is located at the north east corner of First Street and Central Avenue on Assessor’s Parcel Numbers 099-283-005, 099-283-006, and 099-283-007 (Attachment 1 - Vicinity Map).

Staff has worked with the applicant over the past year to reach a level of application completeness that Staff felt would warrant bringing the project to the Planning Commission for Public Hearing. Significant progress has been made by the applicant toward providing a complete and consistent set of plans. However, it is important to note that there are still missing details that are typically provided at this stage of the application process. At the November 1, 2018 continued Public Hearing for the project, the Planning Commission was given three options for moving forward; 1) Continue Public Hearing to November 15th and direct Staff to bring back an approval resolution and conditions of approval for the project, 2) Continue Public Hearing to November 15th and direct Staff to bring back a denial resolution, or 3) Table the item and put project back on agenda when all details have been provided. Planning Commission directed staff to continue the Public Hearing to November 15, 2018, and prepare and finalize

Resolution No. 18-05 and the detailed conditions of approval for the project, with a recommendation for approval. Staff has included the required corrections as Conditions of Approval for the project. If the Planning Commission recommends approval of the project at tonight's meeting, it will be the recommendation to the City Council that these corrections/changes and additional details shall be provided prior to Planning Department review of plans submitted for Zoning Clearance, Building Permit and/or Grading Permit.

The project consists of the following applications:

- **Final Development Plan (17-FDP-02):** Proposal for eight single-family homes, each two stories and 24.5 feet tall. Each home will contain three bedrooms and two and a half bathrooms. There are three floor plans proposed.
 - A development plan modification is required for the reduced front and side yard setbacks, as described in more detail below.
- **Tentative Tract Map 31060:** Required to subdivide the existing property into eight lots, one for each individual home. Project site is currently three separate lots. The Tentative Tract Map also includes all of the required easements associated with the project.

The proposed project consists of a Final Development Plan (17-FDP-02) and Tentative Tract Map (TTM 31060) for the construction of eight single family homes, each two stories in height, and consisting of three bedrooms and two and a half bathrooms. A central pathway and common barbeque area are also included. In addition to the landscaping provided in the central pathway area, landscaping is also provided along the perimeter of the property, within the required setback areas. The property currently consists of two small residential structures, a warehouse building, masonry building, and storage shed; all which are proposed to be demolished as part of the project.

Under the City's General Plan, the property is designated as RM-16 (Multi-Family Residential, 16 Dwellings Per Gross Acre). The property is not located within the 100-year flood boundary. Parking for each individual home will be provided in a two-car garage for each. Driveway access to three of the homes will be provided via the existing alleyway, that will be required to be improved, two of the homes driveways will be accessed along First Street, and the remaining three driveways will be accessed along Central Avenue. Front door access will be provided via the proposed central courtyard, per Fire Department requirements. There are two proposed shared access points to allow for access to the individual driveways for four of the proposed homes. As part of the project conditions of approval, easement agreements will be required to allow use of these driveway access areas.

In order to be in compliance with Fire Department requirements regarding roadway widths, the existing alleyway will be required to be widened to a minimum of 20 feet of paved road surface. The required improvements per the Fire Department will be the responsibility of the applicant. An easement in favor of the City of Buellton will be required. The easement is shown as two feet on the Applicant's property to accommodate

the 20-foot minimum requirement. If additional easement width is required, the applicant will be required to provide the additional width prior to Building Permit issuance.

The complete set of project plans is provided as Attachment 2. Plans have been provided to the Planning Commission. A project description is provided in Attachment 3.

General Plan and Zoning Consistency

The project site is designated as RM-16 (Multi-Family Residential, 16 Dwellings Per Gross Acre) under the City's General Plan. Buellton Municipal Code Section 19.01.110 allows single family dwellings to be located on properties zoned RM. However, the project must meet maximum density, site coverage, and minimum lot size requirements. The proposed project has been determined to be generally consistent with the General Plan and zoning designations. A setback modification is required.

The consistency of the proposed project with the applicable General Plan policies is described in the paragraphs below.

Land Use Element

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

Consistent: Adequate infrastructure exists in the area to serve the proposed project.

Policy 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.

Consistent: A complete photometric lighting plan will be required prior to Zoning Clearance to ensure that there is no overspill of lighting onto adjacent properties.

Policy L-14: To help maintain the beauty of the City, property owners shall be encouraged to maintain their property in a neat and orderly manner. The City will continue to enforce the property maintenance standards of the Buellton Municipal Code.

Consistent: The project is required to have CC & R's and ongoing maintenance for the common areas of the project site. This has been included as a condition of approval for the project.

Policy 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.

Consistent: The proposed 8 single family homes are compatible with the existing development context. Existing residential uses surround the project site. The proposed

agrarian architecture is the appropriate design style for the area, and is consistent with other residential structures found in the area. Immediately to the south of the project site is an existing two-story multi-family project. Additionally, an existing two-story single family home exists directly to the west of the project site, which contains consistent architecture.

Circulation Element

Policy C-24: New development should provide sidewalks and pedestrian paths consistent with applicable State, federal and local plans, programs and standards.

Consistent: New sidewalk connections will be provided along the street frontage adjacent to the project site as part of the public improvements required for the development.

Conservation and Open Space Element

Policy C/OS-2: Encourage implementation of Best Management Practices to eliminate/minimize the impacts of urban runoff and improve water quality.

Consistent: Development must follow all applicable regulations set forth by the Regional Water Quality Control Board and City of Buellton standards.

Public Facilities and Services Element

Policy PF-3: New development shall pay its fair share to provide additional facilities and services needed to serve such development.

Consistent: The project is required to pay all development impact fees.

Policy PF-6: All new development shall connect to City water and sewer systems.

Consistent: The project proposes to connect to the City's water and sewer systems.

Safety Element

Policy S-10: Require that adequate soils, geologic and structural evaluation reports be prepared by registered soils engineers, engineering geologists, and/or structural engineers, as appropriate, for all new development proposals for subdivisions or structures for human occupancy.

Consistent: A preliminary soils investigation has been prepared for the project and the project is subject to the California Building Code. A Final Soils Report will be required that incorporates the appropriate design requirements and recommendations in compliance with Santa Barbara County Building Code requirements.

Policy S-12: New development should minimize erosion hazards by incorporating features into site drainage plans that would reduce impermeable surface area, increase surface water infiltration, and/or minimize surface water runoff during storm events.

Such features may include:

- *Additional landscape areas,*
- *Parking lots with bio-infiltration systems,*
- *Permeable paving designs, and*
- *Storm water detention basins*

Consistent: The project incorporates a bioretention landscaped area in the central courtyard. There is landscaping along the entire perimeter of the property. The required reports must be submitted and approved by the Public Works Director prior to Building Permit issuance.

Project Consistency With RM-16 Zoning District Standards

Development Standard	Buellton Municipal Code Requirement	Proposed Project/Consistency
Land Use:	Allowed Uses: Single Family Dwellings (per code section 19.02.110).	Consistent: 8 single family homes proposed
Minimum Lot Size	10,000 square feet	Consistent; entire property is 30,000 square feet
Setback (Front) Lots 1 – 4 -Adjacent central courtyard	20 ft. minimum	<u>Inconsistent</u> . Setback Modification Required ; 15 feet provided along central courtyard.
Setback (Front) Lots 5 – 8 -Adjacent to Central Ave	20 ft. minimum	<u>Consistent</u> ; 22 ft provided adjacent to Central Avenue
Setback- (Rear) – Adjacent to alley (Lots 1 - 4) - Adjacent to central pathway (Lots 5 – 8)	10 ft. minimum	<u>Consistent</u> ; 12 ft provided (Lots 1 -4) – 10 ft from proposed new pavement location 15 feet provided (Lots 5-8)
Setback (Side) -N & S property lines of each individual lot (Lots 1 – 8)	10 feet minimum	<u>Inconsistent</u> . Setback Modification Required; setbacks vary from 5 ft to 25 ft (street side)
Interior Setback	5 ft. minimum between a habitable building and any other building	Consistent; min. setback proposed between buidings is 12 ft., max. setback proposed is 18 feet Min. setback to property line = 5 ft
Site Coverage	30% maximum of net site area for dwellings 9,000 sf max. allowed	Consistent Building Footprint: 8,840 sf (29.5%)

Floor Area	No maximum	Consistent; 14,133 sf (including all stories of all buildings)
Height Limit	35 ft. maximum	Consistent; 24.5 ft from finish floor
Site Landscape/ Open Space	40% minimum of net lot area = 12,000 sf min. allowed	Consistent – 51% 4,000 sf central pathway area 10,148 sf perimeter landscaping 1,192 sf private patio area(s) 15,340 sf total landscape/open space
Parking	2 covered spaces per dwelling	Consistent – 2 covered spaces per dwelling provided (total of 16)
Density	16 units per acre (0.688 acres) = 11.01 units 2,722 sf min. gross land area per dwelling	Consistent – 8 units proposed Consistent – 3,147 sf to 4,795 sf lots

Source: City of Buellton Municipal Code, Title 19, Zoning

Project Components

Each major project component is described in more detail below. The project plans are included as Attachment 2.

Architecture and Visual Quality

Development of the project site would result in 8 new buildings, a central pathway and landscaping that would replace a property that currently consists of several buildings that are proposed to be demolished as part of the project. These proposed improvements are bounded on the north and west by existing single family residences, on the south by a multi-family apartment complex, and on the east by Red Rose Court. The adjacent alleyway separates Red Rose Court (located along Avenue of Flags) from this property. The project would provide architecture that is appropriate for the area and that will fit in with the surrounding area. Landscaping on the site would further soften the visual presentation of the site.

The architecture of the proposed project is considered Agrarian as defined in the City's Community Design Guidelines.

The proposed building materials include wood and stucco siding, and concrete slate roof. A stone base is proposed for each home (Attachment 2). Per the detailed comments, mark-ups and suggestions provided by the City's Contract Architect (Attachment 4 – Architectural Review Comments Dated April 11, 2018 and Attachment 5 – Contract Architect Plan Mark-Ups Dated April 12, 2018), the plans have been revised to be more consistent with the agrarian design style. Building pop-outs have been incorporated into the elevations to create more visual interest, and to break up the façade. More siding has been added to the elevations, and proposed building colors have been changed to create

more visual interest. The stone base has been included in a more consistent and contiguous manner. The building design is consistent with the community design guidelines and surrounding architecture.

However, there are still inconsistencies between some plan sheets in some architectural details provided. Updated comments from the City's Contract Architect have been included in Attachment 6. Plans submitted for Zoning Clearance and Building Permit issuance shall address all remaining inconsistencies, as listed in the comment letter. This has been included as a condition of approval. Remaining inconsistencies include; color elevations on Sheet A-4 do not match color swatches proposed. There are some drafting inconsistencies between floor plans, elevations and the renderings (see Sheet A-4 and A-4 for Plan 1 as an example). Color elevation sheet has elements that have been removed from the design (per the elevation), including the banding on the second floor line. This banding shall be removed from the color elevations.

Additionally, some details of the building are not clearly articulated on the plans, such as details of window trim, awnings, rain gutters, downspouts and roof eaves. These details will be required to comply with the Community Design Guidelines and will be required as part of the building permit submittal.

A color and materials board will be provided at the Planning Commission meeting.

Proposed Individual Lot Sizes

There are currently three existing lots. The Tentative Tract Map (31060) proposes to create eight individual lots of varying sizes. The lot sizes vary from 3,150 square feet to 4,800 square feet. The two larger lots are the two lots at the southern end of the project site. Buellton Municipal Code Section 19.02.120 (C) requires that the minimum gross land area per dwelling is 2,722 square feet. The proposed lot sizes meet this requirement. Below is a breakdown of the existing and proposed lot sizes:

Existing:

APN 099-283-005 – 7,500 SF
 APN 099-283-006 – 7,500 SF
 APN 099-283-007 – 15,000 SF

Proposed:

Lot 1 – 3,500 SF
 Lot 2 – 3,150 SF
 Lot 3 – 3,150 SF
 Lot 4 – 4,200 SF
 Lot 5 – 4,000 SF
 Lot 6 – 3,600 SF
 Lot 7 – 3,600 SF
 Lot 8 – 4,800 SF

Building Height

The maximum allowed building height in the Multi-Family Residential zone is 35 feet. The proposed building is 24.5 feet tall from finish floor elevation. The chimneys project another 4 feet tall, which is an allowed architectural projection, and remains under the maximum allowed height of 35 feet. Story poles are required for buildings 25 feet or

taller. However, the Planning Commission required that story poles are installed for this project. Story poles have been erected since August 6, 2018.

Signage

No signage has been proposed as part of this application. All future signage will be required to obtain a separate Zoning Clearance from the Buellton Planning Department, including any directional, wall or monument signage.

Open Space/Landscaping

The Code requires a minimum of 40% of the net lot area be open space in the RM zone. The project provides a total of approximately 4,000 square feet of common open space in the central court yard and the common barbeque area. Additionally, the perimeter of each of the lots is covered in landscaping, totaling approximately 10,148 square feet. Private patios and balconies total 1,192 sf. The total proposed combined open space/landscaping is approximately 51% of the lot area.

Parking

A total of 16 parking spaces are provided on the site. There are 8 single family homes, each which require a total of 2 covered parking spaces. Each home does provide 2 covered parking spaces, meeting this requirement.

Inclusionary Zoning

Under the Inclusionary Zoning regulations, a minimum of 15% of the units are required to be affordable. Therefore, 1.2 units are required to be affordable for this project. Alternatively, an affordable housing in-lieu fee is acceptable for the fractional units required in each income category. This fee is determined by the Santa Barbara County Inclusionary Housing Standards. The project is located in the Santa Ynez Housing Market Area. Based on the most current numbers, the fee for very low and low income units is \$133,700, and \$66,950 for moderate units (half the amount of the low/very low fee). These numbers are updated as of September 2018. Below is a breakdown of the current required fee for each income category. The actual required fee will be determined based on the fee schedule at the time of payment. Staff supports the payment of an in lieu fee.

- 8 units x 15% affordability requirement = 1.2 affordable units

Income Level	# of Units Required	Cost
Very Low (44%)	0.528	\$70,699
Low (29%)	0.348	\$46,597
Moderate (27%)	0.324	\$21,692
TOTAL	1.2	\$138,988

CC & R's and Property Maintenance

CC & Rs for property maintenance will be required for the project. The Final CC &R document will be required prior to Certificate of Occupancy for the project. A Homeowner's Association (HOA) or equivalent mechanism for managing the commons areas will be required for this project. A Draft CC & R document shall be provided prior to issuance of Zoning Clearance, and the document shall include provisions for property maintenance.

Trash Enclosure Location(s)

The applicant will need to provide a letter from MarBorg confirming that they will service the project.

Access

Each individual home will have vehicular access through their private driveway. Three homes will access the driveway via the existing alleyway, two along First Street, and three along Central Avenue. Private access easements will be required between Lots 2 and 3 and Lots 6 and 7 for the shared driveway access. Per Fire Department requirements, the existing alleyway is required to be widened to provide a minimum of 20 feet paved, unobstructed, roadway access. An easement in favor of the City of Buellton will be required. The plans currently indicate a 2-foot wide easement on the Applicant's property to accommodate the required widening. The associated improvements with the alleyway widening are the responsibility of the applicant.

Per Fire Department addressing requirements, front door access will be provided via the proposed central pathway as part of the project. This will require an access easement agreement between all property owners to allow access. The use of the common barbeque area is also included in this easement. This is included as a Condition of Approval for the project.

Drainage

A bioretention area is proposed in the central pathway area. Five separate rain gardens around the property are also proposed to collect the stormwater through roof drainage being routed to these areas. The Public Works Director has included required conditions of approval as it relates to site drainage, including the requirement to submit and receive approval for a hydrologic/hydraulic study to ensure the adequacy of the proposed drainage.

Setback Modification

A setback modification is required for the project. The project is being developed on a property zoned RM-16 (Multi-family Residential, 16 dwellings per acre). However, the design and layout of the proposed subdivision functions more as a "planned residential

development” (PRD); with single family homes proposed on small lots. Therefore, the code interpretation for required setbacks that has been applied for this project is a combination of that listed in Buellton Municipal Code section 19.02.130, for Planned Residential Developments (PRD), and 19.02.120 for Single-family and Multi-family residential properties. There are no standard setback requirements for PRD projects. It is at the discretion of the Planning Commission to approve the proposed setbacks.

A setback modification is required for the proposed side yard setbacks (Lots 1-8) and the front yard setback (Lots 1-4 only). A detailed description of the interpretation is provided below. Attachment 7 provides a graphical depiction of the interpretation of setbacks, and highlight the areas where the setback modification is required.

Side Setback

Side yard setbacks are measured from the side property line to the nearest line of the building. The RS (Single-Family Residential) zone requires a minimum of a five-foot side yard setback, whereas the RM zone requires a minimum of a 10-foot side yard setback. The proposed project (Lots 1-8) provide a minimum of a five-foot setback from the side property line; because this project is more consistent with a single-family residential development, staff feels that a minimum five-foot side setback from the side property line is adequate. The corner lot properties (Lots 4 and 8) do meet street side setback requirements with a minimum proposed setback of 22 feet from Central Avenue and First Street.

Front Setback

Fire Department requirements for addressing require that “front door” access be provided along the central pathway for the proposed lots situated along the alley. For consistency purposes, staff is considering the “front yard” for Lots 1 -4 to be along the central pathway as well; thus the front yard setback (for Lots 1 – 4 only) is measured from the individual front property line (adjacent to the central pathway) to the nearest line of the building. Conversely, because Lots 5-8 are located along Central Avenue, the front access, and measurements of front setbacks would be from Central Avenue. Addressing for the homes along Central Avenue will be determined by the Fire Department.

As indicated above, the front setback modification is required for Lots 1 -4 only. As measured from the property line along the central pathway, a 15-foot setback is proposed. Per RM (and RS) development standards, a 20-foot minimum setback is required. Staff feels that a reduction in the required front yard setback would be appropriate in this case.

Planning Commission Comments

A Preliminary review of the Project was held on June 15, 2017, by the Planning Commission, at which time Commissioners had several comments. Summarized below are the Planning Commission comments and *a response is provided in italics for each below.*

1. Many of the same design concerns that were present in the Central Townhomes project have been re-characterized in these plans. Need to address the design consultant’s

- comments and concerns. *Applicant has addressed many of the design review consultant's comments in the project plans.*
2. Clarify reasoning and intent for the common area space in the center of the project. Is it meant primarily for front door access to the units facing the alleyway? Make common area friendlier to residents by incorporating resident amenities. These amenities should be clearly shown on the plans. *Yes, the common area space in the center is required per Fire Department addressing requirements and emergency response. Applicant has added a common BBQ area with seating and a fire pit for use by all residents. CC & R's will be required for maintenance of all common areas. This has been included as a Condition of Approval.*
 3. Provide details on a proposed North property line perimeter fence. *Applicant shows landscaping bordering the existing fence on adjacent property for additional screening. Additionally, a proposed 6-foot wall/fence is proposed. Details regarding the precise placement of the fence are not provided on the current plans. However, this has been included as a condition of approval.*
 4. Plans should be clear and show the proposed location of the buildings in relation to the lot lines to ensure setbacks and building code requirements are met. *The Santa Barbara County Building Department has included this as a Condition of Approval prior to Building Permit issuance.*

The Planning Commission provided several additional comments at the July 19, 2018 and October 4, 2018 meetings. Summarized below are the Planning Commission comments and a response is provided in italics for each below.

5. Add a streetlight. *As a condition of approval, the applicant will be required to work with the Public Works Department at the building permit phase to install a street light that is in the appropriate location, with the appropriate design.*
6. Install story poles 30 days prior to next public hearing. *Story poles were installed on August 6, 2018, and currently remain up.*
7. Change the south elevations to make the homes look less identical. *Colors have been changed to provide variety in the elevations of the two homes facing south.*
8. Add fencing to the north boundary wall (6-foot split face block). *The applicant has provided proposed fence elevations for the north property boundary; which includes 3 feet of masonry at the base, and 3 feet or wrought iron on the top. As a condition of approval, the applicant will be required to show further details of proposed fence location. The wall will have to comply with site distance concerns.*
9. Change the layout of the color scheme to add variety. *The layout of the color scheme has been changed. The 3-D rendering shows the variation in colors of individual homes.*
10. Use a softer blue color on the homes with proposed blue siding. *A softer blue color has been added for buildings 2 and 7.*
11. Provide a detailed project description. *A detailed project description has been provided, and is included as Attachment 3 of this staff report.*

12. Install fencing or alternate barrier around perimeter of the barbeque/common area to address noise concerns. *Fencing or alternate barrier around the barbeque area has not been shown on the project plans. However, as a condition of approval, the applicant will be required to show this detail prior to zoning clearance issuance.*
13. Provide separation between buildings 2 and 3 and buildings 6 and 7 where the patios face each other. *Separation can be in the form of fencing, trellis or split rail fence. Separation between these buildings has not been shown on the project plans. However, as a condition of approval, the applicant will be required to show a physical separation between these homes prior to zoning clearance issuance.*

ENVIRONMENTAL REVIEW

In accordance with the requirements of the California Environmental Quality Act, California Public Resources Code section 21000 *et seq.*, the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, sections 15000 *et seq.*, and the Environmental Impact Report Guidelines of the City of Buellton (collectively, "CEQA"), the proposed Project is exempt from environmental review, as it meets the criteria for a Class 32 Categorical Exemption (Infill Project) pursuant to the California Environmental Quality Act.

CONDITIONS OF APPROVAL

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

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

The complete list of conditions is included within Planning Commission Resolution No. 18-05.

RECOMMENDATION

That the Planning Commission consider the adoption of Resolutions No 18-05 as follows:

Resolution No. 18-05 – "A Resolution of the Planning Commission of the City of Buellton, California, Recommending City Council Approval of a Final Development Plan (17-FDP-02) and Tentative Tract Map (TTM31060) for the Central Homes Project Located on the North East Corner of First Street and Central Avenue, Assessor's Parcel Numbers 099-283-005, 099-283-006 and 099-283-007 and Making Findings in Support Thereof"

ATTACHMENTS

Planning Commission Resolution No. 18-05 (recommending approval of project to City Council with conditions of approval)

Attachment 1: Vicinity Map

Attachment 2: Project Plans Dated October 12, 2018

Attachment 3: Project Description

Attachment 4: Architectural Review Comments Dated April 11, 2018

Attachment 5: Contract Architect Plan Mark-Ups Dated April 12, 2018

Attachment 6: Architectural Review Comments Dated November 6, 2018

Attachment 7: Setback Interpretation Diagram

PLANNING COMMISSION RESOLUTION NO. 18-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUELLTON, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A FINAL DEVELOPMENT PLAN (17-FDP-02) AND TENTATIVE TRACT MAP (TTM 31060) FOR THE CENTRAL HOMES PROJECT LOCATED ON THE NORTH EAST CORNER OF FIRST STREET AND CENTRAL AVENUE, ASSESSOR'S PARCEL NUMBERS 099-283-005, 099-283-007 AND 099-283-007 AND MAKING FINDINGS IN SUPPORT THEREOF

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

SECTION 1: Pursuant to the Zoning Ordinance of the City of Buellton, an application has been filed by James Kim, E& J Investment Group, LLC, property owner, and Sang Kim, agent, hereinafter referred to collectively as the "Applicant", requesting approval to develop The Central Homes Project, located at the north east corner of First Street and Central Avenue (APNs 099-283-005, 099-283-006 and 099-283-007). The property has a General Plan designation of Medium Family Residential (zoned RM-16).

SECTION 2: The proposed Project consists of the following applications:

- **Final Development Plan (17-FDP-02):** The proposed residential project includes the construction of 8 single family homes. Each home is proposed to be two stories in height, and contain 3 bedrooms and 2.5 bathrooms. A central pathway through the center of the development to provide front door access to each unit and common open space for all residents. Central area includes a common barbeque area for all residents.
 - A setback modification is required for the front and side yard setback areas.
- **Tentative Tract Map (TTM 31060):** The purpose of the Tentative Tract Map is to subdivide the existing property into 8 individual lots, one lot for each single family home.

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 opened by the Planning Commission on July 19, 2018 and continued to November 15, 2018 ("PC Public Hearing").

2. All oral, written and visual materials presented in conjunction with that certain PC Public Hearing.
3. The following informational documents, which by reference, are incorporated herein:
 - a. The project file for 17-FDP-02, TTM 31060, and the set of project plans dated October 12, 2018.
 - b. The staff report dated November 15, 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 PC Public Hearing was published in a newspaper of general circulation on July 5, 2018 (the "PC Public Notice"), more than the minimum of 10 days in advance of the PC Public Hearing conducted on July 19, 2018 and continued to November 15, 2018.
2. The PC Public Notice was mailed to the Applicant, affected public agencies, persons owning property within 300 feet of the Project site and others known to be interested in the matter on July 5, 2018, more than the minimum of 10 days in advance of the PC Public Hearing.
3. The PC Public Notice was posted in two public locations on July 5, 2018, more than the minimum of 10 days in advance of the PC Public Hearing.

C. Environmental Review. Pursuant to the California Environmental Quality Act, the proposed project meets the criteria for a Class 32 Categorical Exemption (infill project), and is thereby exempt from further environmental review. The following describes the consistency of the project with the required findings:

1. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations as modified by the Planning Commission.
2. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
3. The project site has not value as habitat for endangered, rare or threatened species.
4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
5. The site can be adequately served by all required utilities and public services.

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

1. Final Development Plan (17-FDP-02).

a. Findings:

- i.** That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the density and intensity of development proposed because the project site is appropriately designated for such uses under the City's General Plan, the project is consistent with RM-16 zoning regulations, and the proposed site improvements and conditions of approval allow for adequate circulation around and through the site as determined by the City Engineer and Fire Department.
- ii.** No adverse impacts have been identified with this project through the incorporation of conditions of approval.
- iii.** That streets are adequate and properly designed pursuant to the requirements of the City Engineer. The Fire Department has approved the circulation system from a Fire Department perspective, with the inclusion of required conditions of approval related to the alley width.
- iv.** That there are adequate public services, including but not limited to fire protection, water supply, sewage disposal, and police protection to serve the project. The Public Works Department is able to provide water and sewer service to the project. The Fire Department has provided conditions of approval to address their concerns. The Sheriff's Department has no concerns with the project.
- v.** That the project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will be compatible with the surrounding area. The proposed two-story single family homes are compatible with the surrounding neighborhood. Surrounding land uses are residential to the north, west and south, and commercial to the east. The proposed project is expected to be compatible with the surrounding area.
- vi.** That the project is in conformance with the applicable provisions of Title 19 of the Municipal Code and the General Plan. With imposition of the conditions of

approval, the project complies with both the General Plan and Title 19 (Zoning).

- vii. That the project will not conflict with any easements required for public access through, or use of, a portion of the property as none exist on this property.
- viii. That the proposed development is in conformance with the Agrarian architectural style as described in the Community Design Guidelines as reviewed by the City's contract architect. Conditions of approval have been included to ensure full compliance with the Agrarian architectural design style.

2. Setback Modification

a. Findings:

- i. That the previous findings for project 17-FDP-02 remain valid.
- ii. That the development plan modification is in conformance with all applicable provisions and policies of the City General Plan and Zoning Ordinance as modified by the Planning Commission.
- iv. That the proposed development is in conformance with the community design guidelines with the incorporation of conditions of approval.
- v. That the reduced setback will not conflict with any easements required for public access through, or the public use of, a portion of the property and thus will not be detrimental to the health, safety, comfort, convenience and general welfare of the neighborhood.

3. Tentative Tract Map (TTM 31060).

a. Findings:

- i. The proposed subdivision, including its design and improvements, is consistent with Buellton's General Plan and the City's subdivision ordinance pursuant to the Public Works Director.

- ii.** The site is physically suitable for the type of development proposed as the site is planned and zoned for medium family residential uses per the Buellton Zoning Ordinance and General Plan. Single family homes are permitted on properties zoned RM.
- iii.** The site is physically suitable for the proposed density of development as the residential development meets the standards of the Buellton General Plan and Zoning Ordinance. The proposed property is zoned RM-16. The total area of the property before subdivision is 0.68 acres. Therefore, the project complies with density requirements with eight units proposed.
- iv.** The design of the subdivision or the proposed improvements will not cause substantial environmental damage or injure fish or wildlife or their habitat as no such habitats exist on the property.
- v.** The design of the subdivision or the proposed improvements will not likely cause serious public health problems as no public health issues have been identified on the property.
- vi.** The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large for access through or use of, property within the proposed subdivision; or that substantially equivalent alternate easements are provided. No such easements exist on the property.
- vii.** The discharge of sewage from the proposed subdivision into the community sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board.
- viii.** No new street names are being proposed so proposed street names are consistent with the types of names used elsewhere in the community and, where applicable, are logical extensions of those existing in the area of the subdivision.
- ix.** The proposed subdivision is consistent with all applicable provisions of this title, and the Buellton zoning ordinance, including but not limited to minimum lot area requirements, any other applicable provisions of this code, and the Subdivision Map Act. Minimum lot area in the RM-16 zone is 2,722 square feet per dwelling. After

subdivision, the minimum lot size proposed is 3,147 square feet. Therefore, the project complies with minimum lot area requirements.

SECTION 4: Based on the findings set forth in Sections 2 and 3, and subject to the conditions attached hereto, the Planning Commission hereby approves Resolution No. 18-05, recommending to the City Council approval of the Final Development Plan (17-FDP-02) and Tentative Tract Map (TTM 31060) for the Central Homes Project.

PASSED, APPROVED and ADOPTED this 15th day of November 2018.

Brian Dunstan
Chair

ATTEST:

Clare Barcelona
Planning Commission Secretary

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

I, Clare Barcelona, Planning Commission Secretary of the City of Buellton, do hereby certify that the above and foregoing Resolution No. 18-05 was duly passed and adopted by the Planning Commission of said City at a regular meeting thereof, held on the 15th day of November, 2018, by the following vote, to wit.

AYES: ()

NOES: ()

ABSENT: ()

NOT VOTING: ()

IN WITNESS WHEREOF, I have hereunto set my hand this 15th day of November 2018.

Clare Barcelona
 Planning Commission Secretary

CONDITIONS OF APPROVAL

THE CENTRAL HOMES PROJECT FINAL DEVELOPMENT PLAN 17-FDP-02 TENTATIVE TRACT MAP TTM 31060

A. GENERAL PROVISIONS

1. **Project Description.** The approval granted herein is based upon and limited to compliance with the Project Description and conditions of approval set forth below. The Project Description is as follows: This Project is a request by James Kim, E & J Investment Group, LLC (Property Owner) and Sang Kim (Agent) (collectively, the Property Owner and Agent shall be referred to as the "Applicant") for a Final Development Plan (17-FDP-02), and Tentative Tract Map (TTM 31060) for the construction of 8 single family homes and associated improvements ("The Project"). The 0.688-acre property is located at the north east corner of First Street and Central Avenue, and is defined as Assessor's Parcel Number 099-283-005, 099-283-006 and 099-283-007 ("The Property"). The Property current has two residential structures, a storage shed, a masonry building, and a warehouse building. These buildings are proposed to be demolished as part of the Project. The project plans that are included in this approval are dated October 12, 2018.

The proposed project consists of the following uses:

- 8 single family homes. Each home consists of a 3 bedroom and 2.5 baths, and is 2 stories in height (24.5 feet in height). A setback modification is required for the front and side yard setbacks.
- 16 parking spaces (2 covered garage spaces for each single family home).
- Common open space area in the center of the project for purposes of open space, landscaping and Fire Department front door access and addressing.
- An 8-lot tentative tract map for purposes of provided privately-owned lots for each home.

Any deviations from the Project Description, exhibits or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require formal modification of the approval and/or further environmental review. Deviations without the above-described authorization will constitute a violation of this approval.

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

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

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

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

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

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

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

B. ENGINEERING CONDITIONS – FINAL DEVELOPMENT PLAN

PRIOR TO GRADING PERMIT ISSUANCE:

15. **Improvement Plans.** Applicant shall cause to be prepared by a Civil Engineer, registered in the State of California, grading and utilities improvement plans, including, but not limited to, street, water, sewer, and storm drain improvements. An engineering cost estimate shall be submitted with the grading and improvement plans along with any calculations, signed/stamped certifications and plan check processing fees.
16. **Improvement Plan Requirements.** Plans shall be drawn by a California Registered Civil Engineer. Drawings shall be prepared on 24-inch by 36-inch mylar (4 mil) showing all proposed improvements including, but not limited to, curbs, gutters, sidewalks, paving, driveway cuts, storm drains, street lights, utilities, and street trees. Final plans shall be wet-stamped by the Civil and Soils Engineer and subsequently signed by the City Engineer prior to permitting.
17. **Soils Report.** At the time that Improvement Plans and/or Grading and Drainage Plans are submitted for review and approval by the City Engineer, two copies of a Soils Report, prepared by a California Registered Geologist or Soils Engineer, shall be submitted. The Report shall address soils engineering and compaction requirements, R-values, and other soils and geology related issues (including liquefaction) and shall contain recommendations as to foundation design, and paving sections, where applicable for the project.
18. **Grading Oversight by Geotechnical Engineer.** A geotechnical engineer or geologist licensed in the State of California shall provide guidance during grading operations and shall certify constructed pads and ensure all mitigation measures are properly implemented. Certifications and final reports shall be submitted to the City Engineer for approval.
19. **Erosion Control Plan.** Erosion Control Plans shall be completed and submitted to the City Engineer for review and approval. Appropriate BMP measures shall

be undertaken at *all* times. This shall be in compliance with the Regional Water Quality Control Board requirements. NOI shall be filed. A SWPPP shall be developed for the project site by a certified QSD, draft copy shall be submitted for review prior to issuance of the grading permit. SWPPP shall be on-site at all times. Implementation shall be performed by a QSP.

20. **Hydrology Report.** At the time that Improvement and/or Grading and Drainage Plans are submitted for review and approval by the City Engineer, a complete hydrology/hydraulic report shall be submitted by the applicant's engineer determining the adequacy of the proposed drainage system and the adequacy of the existing downstream system. A rain fall frequency of twenty-five (25) years shall be used for sizing piping and inlet structures. If no overland escape is available, 100-year flows shall be used as the basis of design. Santa Barbara County Engineering Design Standards shall be used. In addition, the report shall discuss the required stormwater management plan requirements and the LID proposed for compliance. CASQA Manuals and Guidelines shall be used for references.
21. **Stormwater.** Development shall be undertaken in accordance with conditions and requirements of the State of California Regional Water Quality Control Board. Project Grading and Storm Drain Improvement Plans shall identify and incorporate Best Management Practices (BMPs) appropriate to the uses conducted on-site and during construction to effectively mitigate storm water pollution during construction as well as post-construction.

Stormwater management shall be incorporated in the improvement plans (low impact development). Pre and post development hydrology shall be consistent, considering flow volume and discharge. Design measures that minimize storm water run-off shall be incorporated. When possible, grading and drainage shall be designed so that the Effective Impervious Area is minimized. Examples include curb openings integration to enable run-off direction towards landscaped areas and impervious surfaces for infiltration.

A Stormwater Control Plan that analyzes the potential flows, run-off and drainage management area's and proposed lid improvements to address run-off and water quality, including a maintenance/water quality control plan, shall be submitted. This document shall include an owner's statement that maintenance of facilities will occur regularly (at least twice annually) and will be ongoing. The plan shall include an annual maintenance report which must be signed/certified by the QSD/QSP, property owner and contractor and submitted to the Public Works Department.

22. **Fire Department Review.** Applicant shall submit improvement plans for concurrent review with the Santa Barbara County Fire Department and shall provide documentation of submittal along with grading and utility improvement plans to the City Engineer. A copy of the Fire Department approval shall be submitted prior to issuance of grading permit.

23. **Right-of-Way Improvements.** Driveway, sidewalk and any other improvements made within the public right-of-way shall be shown on a separate sheet. These improvements shall utilize City of Buellton standard details and provide for ADA access.
24. **Mylars.** Upon approval of the final plans, Applicant shall furnish original stamped mylars to the City Engineer for signature and reproduction for permitting purposes. A final Engineer's estimate shall be prepared (updated from the original submittal and shall utilize prevailing wage rates) and permit/inspection fees paid.
25. **Sureties.** A faithful performance and labor/material bond for onsite and offsite (public improvements) each: grading, utilities, and monumentation (each to be equal to 100% of the final City Engineer's estimate of costs, which shall include a 20% contingency), or equivalent form of guarantee, shall be posted by the applicant. The bonds shall remain in effect until the completion of the project and a certificate of occupancy has been issued, at which time, 10% of the bond shall be retained for a warranty period of 1 year and until receipt of As-built Record Drawings and Surveyor's certificate and all fees paid.

PRIOR TO BUILDING PERMIT ISSUANCE:

26. **Grading Permit.** Applicant shall obtain a grading permit from the City Engineer prior to obtaining a building permit.
27. **Rough Grading.** Rough grading certification by the geotechnical engineer shall be approved by the City Engineer prior to obtaining a building permit.

PRIOR TO OCCUPANCY CLEARANCE:

28. **Payment of Water/Sewer Fees.** The applicant shall pay water and sewer utilities fees from the Public Works Department prior to occupancy.
29. **Traffic Mitigation Fee.** The applicant shall pay all Traffic Mitigation Fees prior to occupancy.
30. **Completion of Improvements.** The applicant shall complete all required improvements to the satisfaction of the City Engineer. The applicant shall furnish the mylar or a reproducible copy of the improvement plans to the City Engineer, modified to reflect field changes made during construction and stamped "As-Built Record Drawings."
31. **Dedication of Public Easements.** Any public easements requiring dedication shall be approved and accepted by the City prior to occupancy clearance.
32. **Payment of Fees.** All fees and any unpaid balances from plan check or inspection and permits, shall be paid in full.

GENERAL CONDITIONS:

33. **Public Improvement Standards.** Unless superseded by Caltrans all public improvements shall be designed and constructed in conformance with The City of Buellton Standards, and when applicable, the Santa Barbara County Standards.
34. **Utility Easements.** Existing and proposed easements for all utilities shall be located and described on the engineering plans.
35. **Utility Locations.** All other utilities shall be shown on the plans.
36. **Irrevocable Alley Easement.** An irrevocable easement shall be dedicated and recorded for road (alley) purposes along the east side of the property line. Minimum width is 2' or the minimum required to provide a minimum of 20' paved public access as mandated by the Fire Department. Developer shall construct and provide ongoing maintenance of these facilities as part of the HOA's regular site maintenance requirements.
37. **As-Built Record Drawings.** Prior to the release of any bonds, the applicant shall furnish the mylar or a reproducible copy of the improvement plans to the City Engineer, modified to reflect field changes made during construction and stamped "As-Built Record Drawings." A PDF of the final As-Built Record Drawings shall be submitted to the City.

C. ENGINEERING CONDITIONS – TENTATIVE TRACT MAP**PRIOR TO GRADING PERMIT ISSUANCE:**

38. **Easement Dedications.** The applicant shall offer for dedication any utility easements required to accommodate the proposed water and sewer lines. Public Dedications shall be supplemented with Grant of Easement Deeds to the City of Buellton.
39. **Irrevocable Alley Easement.** An irrevocable easement for road (alleyway) purposes must be offered for dedication along the east property line. Width of the easement shall be a minimum of 2' or the minimum required to meet Fire Department requirements to maintain a 20' paved road width within the existing alley.
40. **Sureties.** A faithful performance and labor/material bond for each: grading, utilities, and monumentation (each to be equal to 100% of the final City Engineer's estimate of costs, which shall include a 20% contingency), or equivalent form of guarantee, shall be posted by the applicant. The bonds shall remain in effect until the completion of the project and a certificate of occupancy has been issued, at which time, 10% of the bond shall be retained for a warranty period of 1 year and until receipt of As-built Record Drawings and Surveyor's certificate and all fees paid.

41. **Easements on Map.** Any public or private easements required for drainage, access, trails, etc., shall be described and shown on the Map.
42. **Geotechnical.** Any geotechnical hazard or other hazard determinations shall be shown on the map.
43. **Improvement Plans.** Applicant shall cause to be prepared by a Civil Engineer, registered in the State of California, grading and utilities improvement plans, including, but not limited to, street, water, sewer, and storm drain improvements. An engineering cost estimate shall be submitted with the grading and improvement plans along with any calculations, signed/stamped certifications and plan check processing fees.
44. **Mylars.** Plans for the improvements shall be prepared on 24-inch by 36-inch mylar (4 mil) showing all proposed improvements including, but not limited to, curbs, gutters, sidewalks, paving, driveway cuts, storm drains, street lights, utilities, and street trees.
45. **Final Development Plan.** All conditions with the final development plan shall apply.
46. **RWQCB.** Compliance with all Regional Water Quality Control Board regulations shall apply, including but not limited to stormwater control plans and water quality control plans.

PRIOR TO BUILDING PERMIT ISSUANCE:

47. **Final Map.** A Final Map shall be submitted by the Applicant to the City Engineer for review and approval prior to the City Council approval and authorization to record. Said Map shall be prepared by a licensed Surveyor or a qualified Civil Engineer, registered in the State of California. Closure calculations shall be submitted with the Final Map along with adequate reference data, easement documentation, current title report and map check processing fees.

PRIOR TO OCCUPANCY CLEARANCE:

48. **Final Map Conformance.** The Final Map shall be in substantial conformance with the approved Tentative Map and shall be subject to final review by the City Council prior to recordation, if a public easement is required for dedication. All applicable fees then outstanding at the time of Council approval shall be paid by the Applicant prior to Map recordation including, but not limited to, outstanding balances owed for development and map processing. Copies of the recorded Final Map shall be filed by the applicant with the City Engineer and Planning Director.
49. **CC&Rs.** Codes, Covenants and Restrictions (CC&Rs) for the project shall be submitted for review by the City Attorney, Public Works Director and Planning Director prior to acceptance of the Final Map. The CC&Rs shall include

provisions to ensure the fulfillment and ongoing maintenance plans outlined in the Stormwater Control Plan. The City Engineer, City Attorney and the Planning Director may require additional restrictions within the CC&Rs as deemed appropriate. The CC & R's shall also include provisions for property maintenance for all common areas, including landscaping. A Homeowner's Association or equivalent mechanism for maintaining common areas shall be established.

50. **Map Recordation.** The Final Map and all applicable private and public easements must be recorded with the County Recorder.
51. **Public Improvements.** The applicant shall complete all required public improvements to the satisfaction of the City Council. Prior to accepting the public improvements, the applicant shall furnish the original mylar or a reproducible copy of the improvement plans to the City Engineer, modified to reflect field changes made during construction and stamped "Record Drawings." Public improvements shall only be accepted after: (i) all items required are completed to the satisfaction of the City Engineer; and (ii) a Notice of Completion is filed by the City Engineer and accepted by the City Council.

GENERAL CONDITIONS:

52. **Phase I Environmental.** Prior to recordation of the Final Map, the Applicant shall have an environmental auditor (appropriately certified by the State of California and approved by the City Engineer) submit to the City Engineer a Phase I environmental site assessment for review and approval as to those portions of the project which are proposed for dedication to the City. The report shall state that all property within the boundaries of the map and any property being dedicated to the City (i.e., streets and off-site easements) have been evaluated for hazardous materials. The Phase I Assessment shall have been prepared no more than two years prior to submitting the offer to dedicate. Should additional assessment be required, the Applicant shall have a Phase II environmental site assessment performed at his sole cost.

Should there be any form of contamination found; the Applicant shall comply, at its sole expense, with all measures and recommendations contained in the environmental site assessment report approved by the City Engineer for the handling, removal, and disposal of any hazardous materials found at the property. The City will not accept any property dedication until the site has been proven clear from all known contaminants and a report is received from the consultant stating that the site in question is clean.

D. PLANNING CONDITIONS

53. **Zoning Clearance.** As a condition precedent to obtaining building permits, and prior to improving any portion of the Property or commencing any work

pertaining to the Project approved herein, Applicant shall obtain Zoning Clearance from the Planning Director. Zoning Clearance shall only be granted upon satisfying all conditions precedent to construction as stated in these conditions of approval.

54. **Performance Standards.** The design, operation, and use of the Project and Property shall comply with all outdoor storage, trash collection design, performance standards, landscaping requirements, and lighting provisions of the Buellton Municipal Code. All exterior lighting shall be located and designed so as to avoid creating substantial off-site glare, light spillover onto adjacent properties, or upward illumination into the sky. In addition, the Property shall be maintained in strict compliance with the following additional standards:
- a. Use Limitations. No building or other improvement upon the Property shall be constructed, maintained, or used for any purpose other than that which is allowed by the Buellton Municipal Code or otherwise stipulated in the conditions of approval herein. Furthermore, the Property shall be maintained in strict compliance with the following additional standards:
 - (1) Unobstructed Access. All driveways and areas designated for off-street parking shall remain accessible at all times. Except as allowed by revocable license approved by the City, parking shall not be allowed on driveways at anytime.
 - (2) Vehicle Repair. No disassembly, repair or any other work shall be performed on any vehicle, machine, motor, appliance or other similar device shall be allowed on any portion of the Property except or unless such work and device is wholly removed from public view.
 - (3) Exterior Storage. No storage of any goods, materials or equipment shall be permitted on the Property except within the confines of fully enclosed buildings.
 - b. Prohibited Activities. No person owning, leasing, occupying or having charge or possession of the Property, or any portion thereof, shall maintain or use the premises in such a manner that any of the following conditions are found to exist:
 - (1) Fire and Explosion Hazards. Storage and transportation of flammable or explosive materials, as defined by the County of Santa Barbara Fire Department, which are provided without adequate safety devices against the hazard of fire and explosion and adequate firefighting and fire-suppression equipment and devices, standard in the industry.

- (2) Fissionable, Radioactivity or Electrical Disturbance. Storage or use of fissionable or radioactive material, if their use or storage results at any time in the release or emission of any fissionable or radioactive material into the atmosphere, the ground, or sewage systems, or any activities which emit electrical disturbances, affecting the operation at any point of any equipment other than that of the creator of such disturbance.
- (3) Glare, Humidity, Heat and Cold. Direct or sky-reflected glare, whether from floodlights or from high temperature processes, or humidity, heat or cold that is produced and is perceptible without instruments by the average person at the Property line.
- (4) Liquid and Solid Wastes. Discharge at any point into any public sewer, private sewage disposal system, or stream, or into the ground, of any material of such nature or temperature as can contaminate any water supply, interfere with bacterial processes in sewage treatment, or otherwise cause the emission of dangerous or offensive elements, except in accordance with standards approved by the California Department of Public Health or such other governmental agency as shall have jurisdiction over such activities.
- (5) Odors. Emissions of odorous gases or other odorous matter that is produced in nuisance quantities at the Property line.
- (6) Particulate Matter and Air Contaminants. Emissions, including but not limited to, fly ash, dust, fumes, vapors, gases, and other forms of air contaminants which are produced from any facility or activity which are readily detectable without instrument by the average person at the Property line which can cause any damage to health, animals, vegetation or other forms of property, or which can cause excessive soiling at any point.
- (7) Vibration. Ground vibration that is produced and is discernible without instruments to the average person at the Property line. Ground vibration caused by motor vehicles, trains, aircraft, and temporary construction or demolition work is exempted from this standard.
- (8) Prohibition of Dangerous Elements. Land or buildings which are used or occupied in any manner so as to create any dangerous, noxious, injurious or otherwise objectionable fire, explosive or other hazard; noise or vibration; glare; liquid or solid refuse or waste; or other dangerous or objectionable substance, condition, or element in such a manner or such an amount as to adversely affect other uses.

- (9) **Noise.** Unless otherwise conditionally allowed, no person shall operate or cause to be operated any source of sound at or on the Property, or allow the creation of any noise on the Property owned, leased, occupied or otherwise controlled by such person which causes the noise level when measured on any receiving property to exceed the noise level limits set forth by the Buellton Municipal Code as adopted and amended.
55. **Fire Department.** The Project is located within the jurisdiction of the County Fire Department and shall comply with all applicable standards of that agency.
56. **Building Standards.** All building construction shall be designed and performed in accordance with the currently adopted California Building Code, and all other appropriate sections of the Buellton Municipal Code, State of California energy conservation standards and Title 24 handicap accessibility standards. All necessary plans and documentation shall be submitted at time of plan check including, but not limited to, complete architectural plans and appropriate engineering calculations prepared by a California Licensed Architect or Engineer.
57. **Grading and Drainage.** All building construction, grading and drainage shall be designed and performed in accordance with the currently adopted Excavation and Grading Code and all other appropriate sections of the Buellton Municipal Code and Santa Barbara Flood Control Design Standards dealing with grading, drainage and public improvements. Prior to construction, necessary plans and documentation shall be submitted for review and approval by the City Engineer including, but not limited to, complete civil engineering drawings, public improvement plans, utility specifications and appropriate engineering calculations prepared by a California Registered Civil Engineer.
58. **Construction Hours.** Construction shall be limited to the hours of 7:00 a.m. to 5:00 p.m., Monday through Friday. Equipment maintenance and servicing shall be confined to the same hours. Weekend construction and other exceptions shall require special approval from the Planning Director, in consultation with the City Engineer, and be limited to the hours of 9:00 a.m. to 4:00 p.m. Prior to issuance of building permit, the Applicant shall provide proof that all construction equipment utilizing internal combustion engines have mufflers that are in good condition.
59. **Compliance with Air Quality Regulations.** The Project shall comply with APCD Rule 345 and related air quality requirements, as described below, which would ensure that construction emissions would remain less than significant.
- a. No person shall engage in any construction or demolition activity or earth moving activities subject to this rule in a manner that causes discharge into the atmosphere beyond the property line visible dust emissions of 20%

opacity or greater for a period or periods aggregating more than 3 minutes in any 60 minute period.

- b. No person, including facility or site owner or operator of source, shall load or allow the loading of bulk materials or soil onto outbound trucks unless at least one of the following dust prevention techniques is utilized:
 1. Use properly secured tarps or cargo covering that covers the entire surface area of the load or use a container-type enclosure.
 2. Maintain a minimum of 6 inches of freeboard below the rim of the truck bed where the load touches the sides of the cargo area and ensure that the park of the load does not extend above any part of the upper edge of the cargo area.
 3. Water or otherwise treat the bulk material to minimize loss of material to wind or spillage.
 4. Other effective dust prevention control measures approved in writing by the Control Officer.
- c. Visible roadway dust as a result of active operations, spillage from transport trucks, erosion, or track-out/carry-out shall be controlled as outlined below:
 1. Visible roadway dust shall be minimized by the use of any of the following track-out/carry-out and erosion control measures that apply to the project or operations: track-out grates of gravel beds at each egress point, wheel-washing at each egress point during muddy conditions, soil binders, chemical soil stabilizers, geotextiles, mulching, or seeding; and
 2. Visible roadway dust shall be removed at the conclusion of each work day when bulk material removal ceases, or every 24 hours for continuous operations. If a street sweeper is used to remove any track-out/carry-out, only a PM₁₀-Efficient Street Sweeper shall be used. The use of blowers for removal of track-out/carry-out is prohibited.

60. **Exterior Building Materials.** New structures shall utilize non-reflective exterior materials to prevent glare, as feasible.
61. **Standard Dust Control Procedures.** During clearing, grading, earth moving, or excavation operation, excessive fugitive dust emissions shall be controlled by regular watering, paving construction roads, or other dust preventive measures such as using the following procedures:

- a. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible.
 - b. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
 - c. Gravel pads must be installed at all access points to prevent tracking of mud on to public roads.
 - d. If importation, exportation and stockpiling of fill material are involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
 - e. After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
 - f. The Applicant shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Santa Barbara County Air Pollution Control District (“APCD”) prior to Zoning Clearance for map recordation and Zoning Clearance for finish grading for the structure.
 - g. Prior to Zoning Clearance, the Applicant shall include, as a note on a separate informational sheet to be recorded with map, these dust control requirements. All requirements shall be shown on grading and building plans.
62. **Final Occupancy Clearance.** No Final Building Inspection Clearance or release of occupancy will be granted for any building on the Property until all construction is completed and all improvements and landscaping associated with the Project are installed in accordance with the plans approved and the conditions specified herein. Exceptions to this requirement may be granted subject to: (i) approval of the City Engineer and Planning Director; (ii) assurance that unfinished items will be completed within a reasonable period of time (including, but not limited to, the posting of appropriate performance security to assure such completion); (iii) essential infrastructure necessary to serve the entire Project is fully installed; and (iv) public safety and convenience is appropriately protected.

63. **Property Maintenance.** The Project and Property, including the landscaping, shall be maintained in a continuous state of good condition and repair, in full compliance with all approved plans, specifications and conditions of approval. Corrective improvements shall be undertaken as necessary to continuously conform with and implement conditions of Project approval including, as applicable, repair, repainting and/or replacement of Project components as needed. Where a Project is found to be non-compliant, the Applicant shall adhere to City recommendations to bring the Project into compliance.
64. **Community Design Guidelines.** The Project shall be in conformance with the Community Design Guidelines.
65. **Landscape and Irrigation Plans.** The final landscape and irrigation plans shall include a signed statement by a licensed landscape architect stating that the plans comply with the City's Water Efficient Landscaping Ordinance and utilize species from the City's Approved Tree Planting List or to the satisfaction of the City Planning Director.
66. **Project Inspections.** Upon completion of construction and prior to occupancy or use, the Planning Director shall conduct a Project Inspection prior to and as a condition precedent to obtaining Final Building Inspection Clearance. Compliance with all conditions of approval is a pre-requisite to obtaining the Final Building Inspection Clearance.
67. **Landscape Surety.** Prior to issuance of a building permit, a surety for installation of the landscaping and irrigation, and for maintenance for one year, shall be posted in a form acceptable to the City. The surety estimate shall be submitted as part of the building permit submittal.
68. **Landscape Installation.** Prior to obtaining Final Building Inspection Clearance, all landscaping and irrigation shall be completed and fully installed in accordance with the approved landscape plan. A letter from the landscape architect shall be submitted verifying compliance with the plans. The landscape and irrigation surety, less the one year maintenance portion, can be released at this time.
69. **Landscape Maintenance.** Following installation, all landscaping shall be continuously maintained thereafter for a period of not less than one year or until such time that all plant material has been completely established. The Planning Director shall inspect or cause to be inspected all landscaped areas after the one year maintenance period. If the landscaping is healthy and established, the one year maintenance portion of the surety may be released.
70. **Landscape Maintenance Agreement.** The Applicant shall acknowledge and sign the City's Landscape and Maintenance Agreement prior to issuance of the building permit. The Applicant, and all successors or assignees, are responsible

for complying with all conditions of the Agreement. Any violations of the Landscape and Maintenance Agreement may result in Code Enforcement action.

71. **Approval.** Approval of 17-FDP-02 and TTM 31060 (the “Permit”) is granted to the Applicant for the Property as identified in the Project Description. Except or unless indicated otherwise herein, all buildings, driveways, parking areas, and other facilities or features shall be located and maintained substantially as shown on the exhibits accompanying the application for the Project.
72. **Development Time Frame.** The Final Development Plan shall expire after five years unless substantial physical construction has been completed or the Applicant has applied to the Planning Commission for an extension. Any request for an extension shall be processed under the procedures set forth in the Municipal Code. Substantial physical construction is defined as:
 - a. All zoning and related approvals are effective; and
 - b. All required building and grading permits have been issued; and
 - c. The “foundation inspection” and “concrete slab or under floor inspection” as defined in the California Building Code or its successor have been made and received approval from the Building Department, i.e., all trenches must be excavated, forms erected, and all materials for the foundation delivered on the job and all in-slab or under floor building service equipment, conduit, piping accessories and other ancillary equipment items must be in place. Nothing in this definition shall be construed to alter the applicable legal standards for determining when vested property rights have arisen.
73. **Prior to Acceptance of Plan Submittal.** Planning Department will not accept plans for review submitted for zoning clearance, grading, and /or building permit issuance until all required details are clarified and shown on the project plans. This includes correcting any outstanding inconsistencies and providing any missing details as indicated in these conditions of approval; including but not limited to Condition numbers 65, 76,77,79,80,83,85,86,87,88,89,90,91,92,103 and 105.
74. **Parking.** A minimum of 16 covered parking spaces are required and must be provided for the Project as shown on the project plans.
75. **Signage.** Any and all proposed signage must conform to the sign standards as indicated in the Buellton Municipal Code. A separate Zoning Clearance from the Buellton Planning Department will be required for any future signage.
76. **Architectural Design.** The architectural design of the buildings shall generally conform to that shown on the architectural elevations for the project plans dated October 12, 2018. The project is designed as Agrarian. Prior to issuance of Zoning Clearance, architectural plans provided shall show consistency between

each sheet. Colors shown on the elevations (Sheet A-4) shall match color swatches proposed. All drafting inconsistencies between the floor plans, elevations and the renderings shall be rectified prior to Zoning Clearance issuance (see Sheet A-1 and A-4 for Plan 1 as an example). The colors called out on the elevation sheet shall match those on the colored elevation sheet. The color elevation sheet has elements that have been removed from the design (per the elevation, ie. the band between the first and second floor shall be removed). It is assumed that the elevations shown on Sheets A-1 through A-3 are correct while the colors called out on Sheet A-4 are correct.

77. **Architectural Details.** Prior to issuance of Zoning Clearance, details of how the design is carried out shall be shown on the plans. Typical details include roof eaves, gutters and downspouts, window trims, awnings, and any other character/project specific details.
78. **Masonry Block.** All masonry walls shall be split face block.
79. **Lighting.** All new exterior lighting fixtures shall comply with the design requirements of the Community Design Guidelines and shall protect dark skies. All lighting shall be LED or Inductive technology or other energy efficient type of lighting. Detailed lighting specifications for all light types shall be shown on the project plans prior to Zoning Clearance issuance.
80. **Photometric Lighting Plan.** A Photometric lighting plan that clearly and accurately shows compliance with maximum foot-candle requirements at and beyond property lines shall be submitted prior to Zoning Clearance issuance. All exterior lighting shall be included in the analysis; including wall-mounted lights on the individual homes, tree up-lighting along the property perimeter, and pathway lighting. Lighting spillover shall not exceed one-half foot-candles at or beyond the property line.
81. **Affordable Housing.** 15% of the units, or 1.2 units, are required to be affordable to lower, low, and moderate income households. An in-lieu housing fee, equivalent to 1.2 units, shall be paid prior to occupancy of the residential units. The amount of said fee shall be determined based on the housing income percentage breakdown in effect at the time of final occupancy.
82. **Fire Department Alley Width.** The existing alley shall be widened to a minimum of 20 feet paved, per Fire Department requirements for access. An easement shall be recorded for the additional 2 feet of roadway (or whichever amount as determined by the Fire Department) that will be required to comply with this requirement. Improvements will be the responsibility of the applicant.
83. **Stone Base.** Two different stone base materials are proposed per the color board provided. Stone base materials used shall match what is shown on Sheet A-4 of the project plans dated October 12, 2018.

84. **Trash Collection.** Plans shall be provided and approved by MarBorg to verify service to the project site. Individual trash containers shall be stored out of public view.
85. **Street Light.** A street light shall be installed as part of the public improvements for the project. The street light shall be installed at the expense of the applicant. Applicant shall work closely with the Public Works Director to determine the most appropriate light type and location for the additional street light. Details of the proposed location and design shall be shown on the project plans prior to Zoning Clearance issuance.
86. **North Boundary Wall.** The precise location of the north boundary wall shall be clearly shown on the plans prior to Zoning Clearance/Building Permit issuance. Consideration shall be given to address potential site distance concerns with the adjacent property driveways. The design of the boundary wall shall be shown on the project plans.
87. **Noise Barrier Around BBQ area.** Applicant shall provide a noise barrier around the perimeter of the barbeque area. The noise barrier shall be a wall, fence or other barrier that will provide sufficient protection to adjacent neighbors from the noise associated with the outdoor shared barbeque area. The proposed location and design of the noise barrier shall be shown on the project plans and approved by the Planning Director prior to issuance of Zoning Clearance. Design details shall include proposed material, height and location.
88. **Patio Screens Between Buildings.** Private patios between Buildings 2 and 3 and Buildings 6 and 7 shall be separated for privacy with fencing, trellis, or another appropriate material to provide privacy to the individual home occupants. Prior to issuance of Zoning Clearance, applicant shall provide details of proposed materials and locations on all applicable sheets on the project plans.
89. **Paved Alley Width.** Per Fire Department requirements, the alley shall be paved with a width of 20 feet minimum. Prior to issuance of Zoning Clearance, all applicable plans sheets shall clearly show the area(s) which will be paved to meet this requirement. Details shown shall include areas within the public right-of-way, and areas within the required easement that will require additional pavement.
90. **Site Plan Details.** More detail shall be provided on the site plan prior to issuance of Zoning Clearance. All site amenities for the project shall be clearly shown on the site plan. The required additions to the site plan include; 1) All landscape areas shall be clearly labeled on the site plan and shall be consistent with the landscape plan. The plant types do not need to be shown; only that landscaping is proposed in these areas. This includes the proposed landscaping proposed within the central pathway, and in between the homes. Landscape areas within the private yards of each home also need to be clearly shown ; 2) Walking paths,

internal pedestrian connections, fencing, BBQ area need to be clearly shown; 3) Edge of new AC pavement on the east property line adjacent to the alley shall extend from the north property line and extending to First Street to the south. Plans shall clearly show the location of the new AC pavement; 4) All proposed easement locations shall be clearly shown.

91. **Grading Plan Notes.** Grading Plan submitted for review by the City Engineer shall only include required information pertaining to Buellton. All references in the notes to other jurisdictions shall be removed.
92. **Extraneous Information.** All code references that do not apply to this project shall be removed from any and all plan sheets that contain such information.
93. **Driveway Access Easements.** Two separate access easements shall be recorded between Lots 2 and 3 and between Lots 6 and 7 for reciprocal access to driveways prior to issuance of Certificate of Occupancy.

F. FIRE DEPARTMENT CONDITIONS. The following Conditions are from a letter dated November 21, 2017 from the Santa Barbara County Fire Department. The above project is located within the jurisdiction of the Santa Barbara County Fire Department. The Fire Department must be notified of any changes to the project proposal. A change in the project description may cause additional conditions to be imposed.

Prior to Review Authority Approval.

We submit the following with the understanding that the Fire Protection Certificate application(s) may involve modifications, which may determine additional conditions.

94. **Required Alley Width.** The unnamed alley shall be required to be a minimum of 20 feet in width.
 - The easement shall be in place prior to approval

The following condition is for the Tentative Tract Map.

The Fire Prevention Division must be notified of any changes to the project proposal. A change in the project description may cause additional conditions to be imposed.

Prior to Map Recordation.

We submit the following with the understanding that the Fire Protection Certificate application(s) may involve modifications, which may determine additional conditions.

95. **Required Alley Easement.** The unnamed alley shall be required to be a minimum of 20 feet in width finished.

- An easement wide enough to support the alley to be properly widened shall be required.

The following conditions for future development are advisory.

We submit the following with the understanding that the Fire Protection Certificate application(s) may involve modifications, which may determine additional conditions.

Prior to Construction.

96. **Fire Protection Certificate.** Fire Protection Certificate(s) shall be required.
97. **Recorded Addressing.** Recorded addressing is required by the fire department prior to building permit issuance.
98. **Standard Conditions Apply.** All standard fire department conditions, current codes and fees shall apply at time of development.
99. **Access Plans.** Access plans shall be approved by the fire department prior to any work being undertaken.
 - Driveway shall have a minimum width of 20 feet.
 - Unnamed alley shall have a minimum width of 20 feet.
 - Access ways shall be unobstructed and extended to within 150 feet of all portions of the exterior walls of the first story of any building.
 - A minimum of 15 feet of vertical clearance shall be provided and maintained for the life of the project for emergency apparatus access.

Prior to Occupancy Clearance.

100. **Fire Sprinkler System.** Automatic fire sprinkler systems shall be installed.
 - Fire sprinkler plans shall be approved by the fire department prior to installation.
 - The fire department shall determine the location of any fire department connection that may be required.
 - Fire department connection shall be labeled, identifying all buildings or addresses it serves, per NFPA 13.
101. **Address Numbers.** Address numbers shall be a minimum height of 4 inches for units and 12 inches for buildings as determined by the fire department.
 - Address number location(s) shall be approved by the fire department.
102. **Fees.** The applicant will be required to pay fire department development impact mitigation fees. In accordance with Chapter 15 of the Santa Barbara County Fire Code.

Payment shall be made according to the schedule of fees in place on the date fees are paid. As of the date of this letter, fees currently are as follows:

Residential-Single Family Housing **\$0.59 per square foot**

As always, if you have any questions or require further information, please call Glenn Fidler at (805) 681-5528 or (805) 681-5523.

G. COUNTY OF SANTA BARBARA BUILDING DIVISION CONDITIONS.

103. **Property Lines.** Plans submitted for initial plan check review must identify the location of current property lines and proposed property lines.

104. **Final Map.** Prior to final plan check approval and issuance of permits, the Tentative Tract Map must be recorded and new property line locations reflected in the final plans.

H. FINANCE DEPARTMENT CONDITIONS

105. **Outstanding Fees.** Applicant shall pay all fees including, but not limited to, outstanding balances for processing by the City Engineer, Planning Department, Building Department, traffic mitigation fees, water connection fees, sewer fees, school fees, Fire Department mitigation fees and any additional processing deposits as required prior to zoning clearance.

106. **Impact Fees.** Applicant shall pay the water, sewer, housing, parks, and traffic impact fees in accordance with City requirements.

Project Applicant/Property Owner Acknowledgement of Required Conditions of Approval

Property Owner Signature

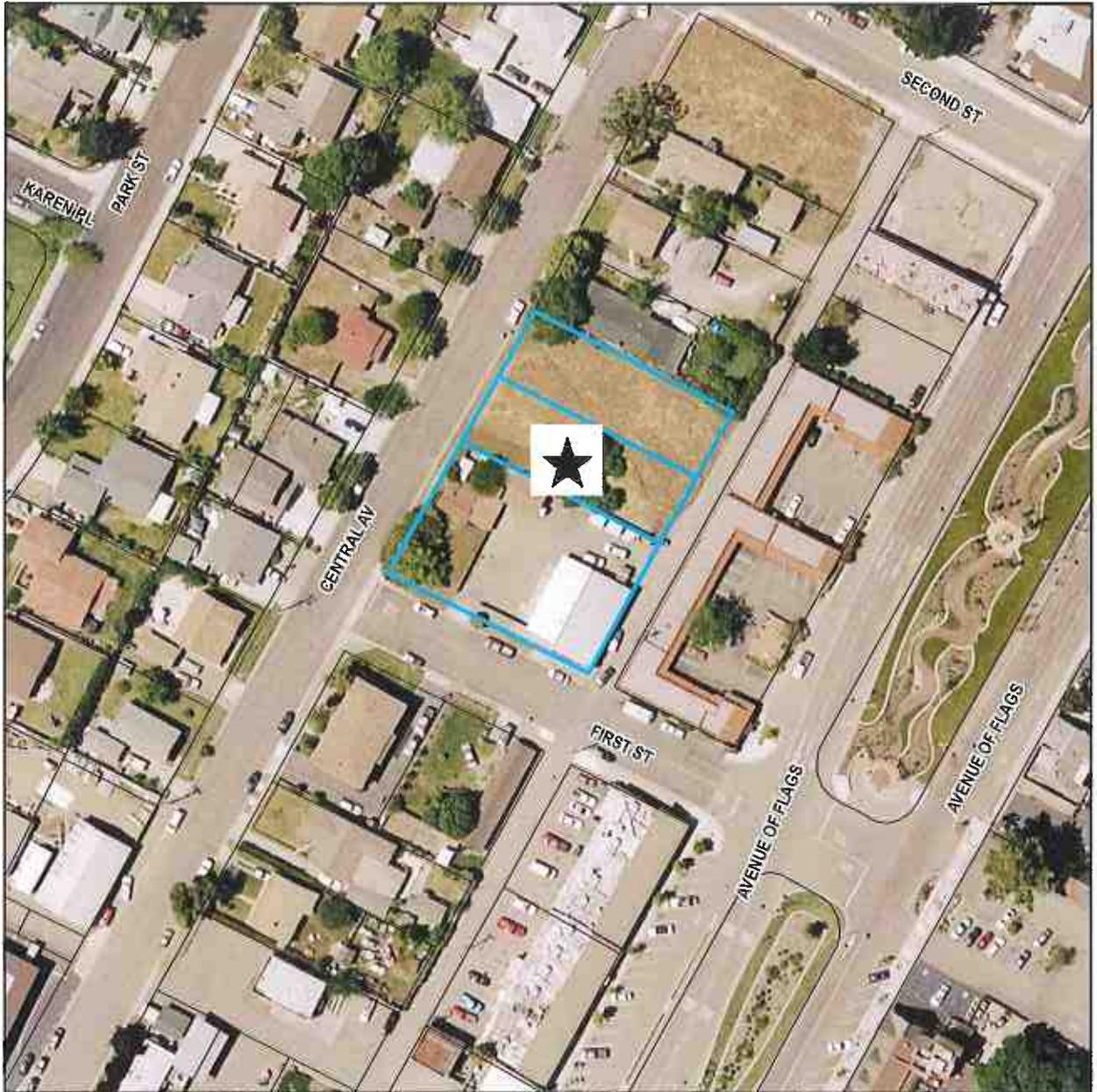
Date

Project Applicant/Agent/Representative Signature

Date

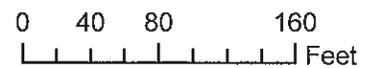


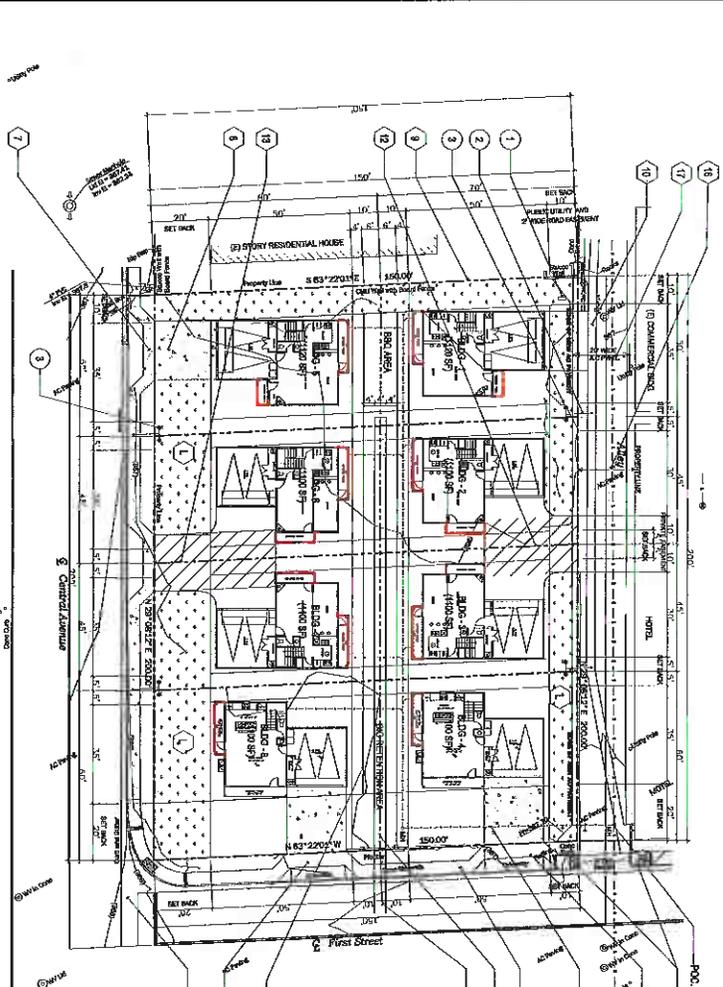
Attachment 1 - Vicinity Map



Legend

-  City Parcels
-  Project Location





- LEGEND:**
- PROPERTY LINE
 - LOT LINE
 - SET BACK LINE
 - EASEMENT
 - CONCRETE SIDE WALK AND DRIVEWAY
 - WATER LINE, PRIVATE CONNECTION
 - S --- SEWER LINE
 - 3/4" WATER METER

SITE PLAN
SCALE 1"=20'-0"



GENERAL UTILITY NOTES:

1. 2 1/2" BACK FLOW PREVENTER, SEE (7)
2. 4" VCP SEWER TO CONNECT PRIVATE SANITARY SEWER
3. 3/4" WATER METER, TYP. OF 8.
4. 3/4" WATER CAP

NOTE:

THE UTILITIES OF SEWER AND WATER, UNDER EXISTING CONDITIONS, ARE SHOWN AS THEY EXIST. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS AND HAS FOUND NO EVIDENCE OF ANY OTHER UTILITIES. THE ENGINEER HAS NOT CONDUCTED ANY OTHER INVESTIGATION AND HAS NOT BEEN ADVISED OF ANY OTHER UTILITIES. THE ENGINEER HAS NOT BEEN ADVISED OF ANY OTHER UTILITIES.

CAUTION:

CONTRACTOR TO VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WITH ANY DISCREPANCIES.

GENERAL NOTES:

1. EXIST HANDICAP RAMP (SIDE WALK)
2. CUT AND REMOVE (E) CONC. SIDE WALK AND CONSTRUCT TO MATCH WITH (E) SIDE WALK.
3. CONSTRUCT DRIVEWAY AND SIDE WALK AS PER SANTA BARBARA COUNTY STD. DWS (7) AND (8)
4. EXIST CONC. SIDE WALK
5. EXIST CONC. DRIVEWAY
6. EXIST STREET CONC. CUTTER
7. CONSTRUCT CONC. SIDE WALK MATCH TO (E) CONC. SIDE WALK
8. CONSTRUCT CONC. DRIVEWAY, TYP. OF 8
9. EXIST 8" HIGH CHD W/ WOOD FENCE
10. EXIST CONC. GUTTER
11. 4" WIDE (E) RETENTION CELL, SEE (7)
12. 20" SHAVED PRIVATE ACCESS EASEMENT BETWEEN LOTS 2 AND 3
13. 20" SHAVED PRIVATE ACCESS EASEMENT BETWEEN LOTS 6 AND 7
14. 20" PRIVATE DRAINAGE AND PRIVATE ACCESS EASEMENT
15. 4" WIDE PATHWAY WITH BLOCK AT BOTH SIDE OF RETENTION BASIN
16. EXISTING 20" WIDE ALLEY WITH APPROX. 17' AC PAVED AND THE LESS UNPAVED
17. NEW 20" WIDE ALLEY PAVED/REQUIRED BY THE S.M. DEPARTMENT, SEE (7)
18. LANDSCAPING AREA

GENERAL NOTES:

1. PROVIDE SURVEY STAKES ON THE PROPERTY LINE TO BE PROTECTED AT RIGHT ANGLES TO THE SEWER LINE AT THE CENTERLINE.
2. ALL LOCAL LOTS SETTING THE PROJECT SHALL BE PROVIDED WITH ACCESS COMPLIANT WITH ACCESS REGULATIONS.
3. IF A POWER POLE IS WITHIN THREE FEET OF THE SEWER, THE SEWER SHALL BE ENCASED PER STANDARD PLAN S&L CASE 11, TWO FEET ON EACH SIDE FROM THE POINT OF INTERFERENCE.
4. ALL JOINTS BETWEEN CAST IRON PIPE AND VITRIFIED CLAY SHALL BE MADE WITH A RUBBER SLEEVE JOINT TYPE "T" WITH BUSHING IF MESSAGE PARTS AND SETTING THE SEWER CONNECTION TO THE MAINLINE SEWERS EXCEPT AS NOTED.
5. ALL JOINTS BETWEEN VITRIFIED CLAY SHALL BE MADE WITH A RUBBER SLEEVE JOINT TYPE "T" WITH BUSHING IF MESSAGE PARTS AND SETTING THE SEWER CONNECTION TO THE MAINLINE SEWERS EXCEPT AS NOTED.
6. IF DURING THE COURSE OF CONSTRUCTION, IT IS DETERMINED THAT THERE IS LESS THAN FOUR FEET OF COVER OVER THE TOP OF A MAINLINE OF HOUSE LATERAL, V.C.A. SEWER WHICH IS NOT INDICATED ON THE PLANS, THE PRESS SHALL BE ENCASED PER STANDARD PLAN S&L CASE 11, UNLESS OTHER WAYS APPROVED BY THE DIRECTOR OF PUBLIC WORKS.
7. ALL UTILITY LINES SHALL BE EITHER BROCK SEWER MANHOLE PER STANDARD PLAN S&L CASE 11 OR PER STANDARD PLAN S&L CASE 12 UNLESS OTHERWISE NOTED.
8. RESURFACE ALL TRENCHES WITHIN PAVED AREAS TO MEET SANTA BARBARA COUNTY HIGHWAY REQUIREMENTS.
9. IN ACCORDANCE WITH THE PERMITS.
10. FULL COMPLIANCE WITH SECTION 304-13.4 OF THE STANDARD SPECIFICATION WILL BE REQUIRED BY BUREAU OF PUBLIC WORKS FOR ALL STREET CONNECTIONS OF BUREAU COMPLIANCE AND SAND SOLIDIFICATION BY A QUALIFIED CIVIL ENGINEER SHALL BE PROVIDED BY THE PERMIT PRIOR TO THE ISSUANCE OF ALL PERMITS AND FILLS OUTSIDE OF THE STREET RIGHT OF WAY SHALL BE COMPLETED TO 90% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM SOIL COMPACTION TEST D. SETTING TO UNLESS OTHERWISE SPECIFIED. THIS SHALL BE CERTIFIED BY A QUALIFIED CIVIL ENGINEER. THIS CERTIFICATION SHALL BE SUBMITTED TO THE CONSTRUCTION DIVISION OF THE BUREAU OF PUBLIC WORKS PRIOR TO THE ACCEPTANCE OF 12. SEWERS TO BE LIFTED OR LARGER PER SECTION 304-14 OF THE STANDARD SPECIFICATION AND SPECIAL PROVISIONS.

1-800-227-2900

DIG ALERT

AT LEAST TWO WORKING DAYS FROM THE START OF CONSTRUCTION

REVISION

NO.	REASON	DATE	BY
1	CITY CORRECTION		
2	CITY CORRECTION		
3	CITY CORRECTION		
4	CITY CORRECTION		

REFERENCES

NO.	DATE	DESCRIPTION

PLANS PREPARED BY:

EMJ INVESTMENT, LLC

2007 PLYMOUTH ROAD, SUITE 100
SANTA BARBARA, CA 93103

GRAPHIC SCALE

0' 10' 20' 40'

1"=20'-0"

THE CENTRAL HOMES

CITY OF BUELLTON

LAND DEVELOPMENT DIVISION

AN/059-28-005, 015 & 017

DATE: _____

REVISION: _____

DATE: _____

DATE: _____

EMJ INVESTMENT, LLC

2007 PLYMOUTH ROAD, SUITE 100
SANTA BARBARA, CA 93103

CITY OF BUELLTON

LAND DEVELOPMENT DIVISION

AN/059-28-005, 015 & 017

DATE: _____

REVISION: _____

DATE: _____

DATE: _____

EMJ INVESTMENT, LLC

2007 PLYMOUTH ROAD, SUITE 100
SANTA BARBARA, CA 93103

CITY OF BUELLTON

LAND DEVELOPMENT DIVISION

AN/059-28-005, 015 & 017

DATE: _____

REVISION: _____

DATE: _____

DATE: _____

APN 099 - 283 - 005 - 006 & 007

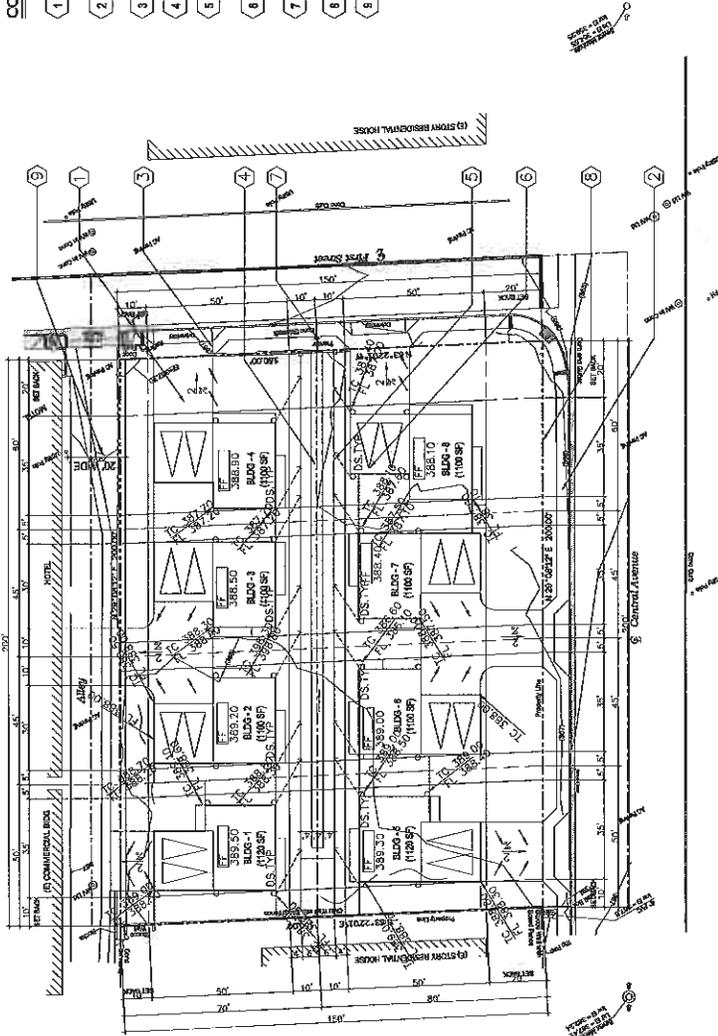
TEMP. BENCH MARK:
SET NAIL IN CONCRETE
ELEVATION, CITY MATH. 0.8

LEGEND:

- PROPERTY LINE
- CENTER LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- CMU WALL
- FLOW LINE
- CURB FACE
- EXIST CONTOURS
- PROPOSED CONTOURS
- CONCRETE
- DOWN SPOUT

ABBREVIATIONS:

- CLF CHAIN LINK FENCE
- DS DOWN SPOUT
- PH FIRE HYDRANT
- GM GAS METER
- HB HOSE BIB



PRELIMINARY GRADING & DRAINAGE PLAN
SCALE 1"=20'-0"

DESIGN Q10 = 1 CFS
T0 = 30 MIN.
A = 0.7 ACRES



CONSTRUCTION NOTES

1. CONSTRUCT 9" AC COVER 10" CAS (PRIVATE DRIVES) W/ 18" OF POROUS BRICK DRIVEWAY, TYP. OF 8
2. CONSTRUCT PUBLIC SIDEWALK AS PER SB COUNTY STD TO MATCH (B) SIDEWALK
3. SAW CUT (E) DRIVEWAY AND CONSTRUCT NEW DRIVE SIDEWALK AS PER DETAIL 2 ON DWG C-4
4. 4" WIDE BICKERTON CELL AS PER DETAIL ON DWG C-4
5. 4" WIDE POROUS CONC WALKWAY AS PER DETAIL LANGRISHING DWG.
6. ROOF AREAS COLLECT RUNOFF AND ROUTE TO POROUS AREA BICKERTON CELL VIA GUTTER AND DOWNSPOUTS.
7. CONSTRUCT CURB DRAIN PER APWA STD 10-2 CASE II INLET ON SB COUNTRY STD.
8. TEMPORARY 8" HIGH CHAIN LINK FENCE W/ SALT FENCE INSIDE DURING CONSTRUCTION PERIOD.
9. SECURE 20" WIDE CLEARANCE PAVEMENT ALLEY FROM EDGE OF GROWER POLE AS PER REQUIREMENT OF THE SANTA BARBARA FIRE DEPARTMENT, SEE DETAIL 4 ON DWG C-4.

INSPECTION NOTES

- THE PERMITEE OR HIS AGENT SHALL NOTIFY THE BUILDING OFFICIAL AT LEAST ONE WORKING DAY IN ADVANCE OF REQUIRED INSPECTIONS AT FOLLOWING STAGES OF WORK:
- 1) INITIAL: WHEN THE SITE HAS BEEN CLEARED OF VEGETATION AND UNAPPROVED FILL AND IT HAS BEEN SCRIPED OR OTHERWISE PREPARED FOR FILL, NO FILL SHALL HAVE BEEN PLACED PRIOR TO THIS INSPECTION.
 - 2) ROUGH: WHEN APPROXIMATE FINAL ELEVATIONS HAVE BEEN ESTABLISHED AND THE REQUIRED STAKEOUTS BY CONSULTANTS, INCLUDING THE FINAL REPORT ON COMPACTION, HAVE BEEN RECEIVED AND APPROVED.
 - 3) FINAL: WHEN GRADING HAS BEEN COMPLETED, ALL DRAINAGE DEVICES INSTALLED AND THE AS-BUILT PLANS, REQUIRED STATEMENTS, AND REPORTS HAVE BEEN SUBMITTED. OCCUPANCY WILL NOT BE PERMITTED UNTIL FINAL GRADING HAS BEEN APPROVED.

GENERAL GRADING NOTES

1. ALL GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE APPROVED PLANS WITH SECTION 2, GRADING, EXCAVATION, EARTHWORK, OF THE CITY STANDARD REQUIREMENTS, AND WITH THE APPLICABLE PROVISIONS OF THE CALIFORNIA CIVIL CODE AND THE CALIFORNIA SUBDIVISION MAP ACT AND THE OTHER APPLICABLE PUBLIC LAWS AND ORDINANCES.
2. GRADINGS SHALL NOT COMMENCE PRIOR TO THE ISSUANCE OF A GRADING PERMIT BY THE CITY ENGINEERING DEPARTMENT.
3. CONTRACTOR SHALL NOTIFY THE CITY ENGINEERING INSPECTOR AND THE SOILS ENGINEER AT LEAST 48 HOURS BEFORE THE START OF ANY GRADING WORK AND OF THE TIME AND LOCATION OF PRECONSTRUCTION CONFERENCE.
4. ALL GRADINGS SHALL BE IN CONFORMANCE WITH THE SPECIFIC RECOMMENDATIONS AND STANDARD GRADING SPECIFICATIONS CONTAINED IN THE SOILS ENGINEERING REPORT REFERENCED BELOW:
EXAM NO. _____
DATED: _____
PREPARED BY: _____
SIGNED BY: _____
PHONE NUMBER: _____
MAILING ADDRESS: _____
5. GRADING SHALL ALSO BE IN CONFORMANCE WITH RECOMMENDATION MADE BY THE SOILS ENGINEER DURING OBSERVATION AND TESTING OF SITE PREPARATION, GRADING AND DEVELOPMENT WORK.
6. FOR ANY CONFLICT BETWEEN THE PLANS AND THE RECOMMENDATION AND/OR SPECIFICATIONS OF THE SOILS ENGINEER, THE MORE STRINGENT SHALL GOVERN.
7. SHOULD ANY UNUSUAL SOIL CONDITION BE ENCOUNTERED, OR COVERED OR DESCRIBED IN EXISTING SOILS REPORTS, THE SOILS ENGINEER SHALL CONTACTED FOR PRIOR TO CONTINUATION OF GRADING OPERATIONS IN THE AREA BY THE UNUSUAL SOIL CONDITION ENCOUNTERED.
8. ALL GRADING SHALL BE OBSERVED AND TESTED FOR COMPACTION PLANS AND CITY STANDARD REQUIREMENTS BY THE SOILS ENGINEER AND THE CONTRACTOR. FINAL COMPLIANCE REPORTS FURNISHED TO THE CITY ENGINEERING DIVISION, THE ENGINEER AND THE CONTRACTOR.
9. ALL GRADING SHALL BE SUBJECT TO INSPECTION BY THE CITY ENGINEER OR HIS AUTHORIZED AGENT.

APN 099-283-005, 006 & 007	PROJECT NO.
APN 099-283-005, 006 & 007	PROJECT NAME
APN 099-283-005, 006 & 007	PROJECT ADDRESS
APN 099-283-005, 006 & 007	PROJECT CITY
APN 099-283-005, 006 & 007	PROJECT COUNTY
APN 099-283-005, 006 & 007	PROJECT STATE
APN 099-283-005, 006 & 007	PROJECT ZIP
APN 099-283-005, 006 & 007	PROJECT DATE
APN 099-283-005, 006 & 007	PROJECT SHEET

14. ESTIMATED QUANTITIES:
CUT: _____
FILL: _____
IMPORTED: _____
EXPORT: _____
15. BENCH MARK AND GIS POINT:
NORTHING: _____
EASTING: _____
ELEVATION: _____
TYPE OF MARKER: _____
LOCATION: _____
16. LOCAL BENCH MARK AND GIS POINT:
NORTHING: _____
EASTING: _____
ELEVATION: _____
MONUMENT NO.: _____
TYPE OF MARKER: _____
LOCATION: _____

DESIGNED BY	CHECKED BY	DATE
DESIGNED BY	CHECKED BY	DATE
DESIGNED BY	CHECKED BY	DATE
DESIGNED BY	CHECKED BY	DATE

PLANS PREPARED BY:
E&J INVESTMENT, LLC
2807 HIGHWAY 101, TORRANCE, CA 90501
Tel: 909 208-3100 Fax: 909 208-3284

NO.	DATE	DESCRIPTION
1.		CITY CORRECTION
2.		CITY CORRECTION
3.		CITY CORRECTION
4.		CITY CORRECTION

NO.	DATE	REASON
1.		CITY CORRECTION
2.		CITY CORRECTION
3.		CITY CORRECTION
4.		CITY CORRECTION

NO.	DATE	REASON
1.		CITY CORRECTION
2.		CITY CORRECTION
3.		CITY CORRECTION
4.		CITY CORRECTION

1-800-227-2800
DIG ALERT
IT'S YOUR RESPONSIBILITY TO MARK YOUR WORKING LINES PRIOR TO EXCAVATION.
CALL 811 OR VISIT WWW.CITYOFBUELLTON.CA.GOV

THE CITY OF BUELLTON
THE CENTRAL HOMES
PRELIMINARY GRADING & DRAINAGE PLAN
SHEET NO. C-2
RECORDED IN DRAWING NO. 50077
DESIGN DATE: 06/07
DRAWING NO. SHEET
JUNE 2017

Attachment Z

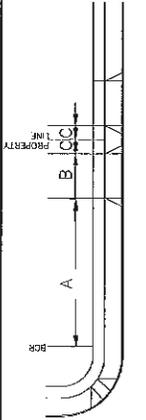
NO.	REVISIONS	DATE

CROSS SECTIONS AND DETAILS



ESI INVESTMENT, LLC
 20917 BERING CT, TORRANCE, CA 90503
 (562) 203-7400 Fax: (562) 203-5294

PROJECT: THE CENTRAL HOMES
 410 CENTRAL AVE, BELLFLOW, CA
 SHEET NO. C-4

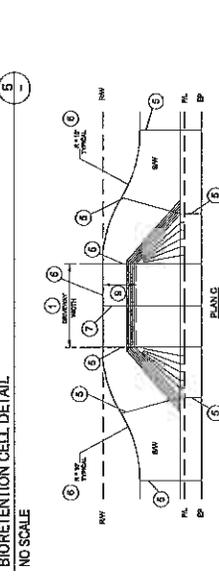
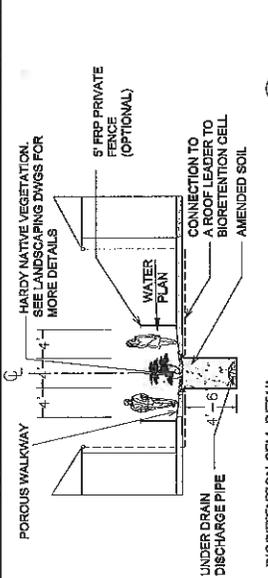


CASE	A	B	C
1	5' MIN	10' MIN TO 30' MAX	5' MIN
2	250' MIN	25' MIN TO 40' MAX	75' MIN

NOTES: REFER TO SHEET 4-010 FOR ADDITIONAL NOTES

- USE TABLE 1 FOR SPACING WHERE A SINGLE DRIVEWAY SERVES EACH PARCEL.
- CASE 1 IS FOR DRIVEWAYS FOR SINGLE FAMILY RESIDENCES ON RESIDENTIAL STREETS, CASE 2 IS FOR ALL OTHER DRIVEWAYS.
- THE NEAREST EDGE OF ANY DRIVEWAY FLARE MUST BE AT LEAST 3' FROM THE CENTERLINE OF A FIRE HYDRANT, UTILITY POLE, DROP INLET AND/OR LIGHT STANDARD, AND MUST ALSO BE AT LEAST 2' FROM THE NEAREST PROJECTION OF SUCH INSTALLATION.
- SPACING SHALL BE WIDEST POSSIBLE.
- WIDER DRIVEWAYS SHALL REQUIRE AN APPROVED MEDIAN.
- OR AS APPROVED BY THE COUNTY TRAFFIC ENGINEER.

DRIVEWAY SPACING, SB4-050
 NO SCALE

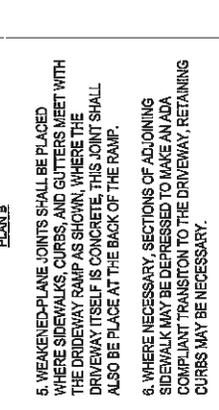
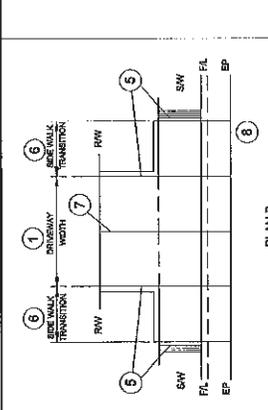


OTHER NOTES
 REFER TO APWA STANDARD PLANS REGARDING TYPE A AND B DRIVEWAYS.
 WHERE PLAN A (TYPE B OF APWA STANDARD PLANS) DRIVEWAY IS IMPRACTICAL MODIFIED TYPE B DRIVEWAY OF APWA STANDARD PLANS (PLAN C) SHALL SERVE AS AN ALTERNATE.

NOTE: REFER TO 4-010 AND SHEET 1 FOR ADDITIONAL NOTES

- THE SIDEWALK BEHIND THE DRIVEWAY APRON SHALL BE AT LEAST 4' WIDE WITH A 2% MAX CROSS-SLOPE

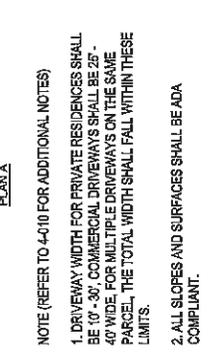
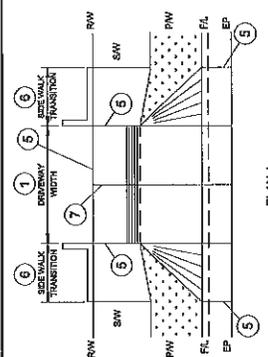
DRIVEWAY DETAIL
 NO SCALE



NOTE (REFER TO 4-010 FOR ADDITIONAL NOTES)

- DRIVEWAY WIDTH FOR PRIVATE RESIDENCES SHALL BE 10'-30' COMMERCIAL DRIVEWAYS SHALL BE 25'-40' WIDE FOR MULTIPLE DRIVEWAYS ON THE SAME PARCEL, THE TOTAL WIDTH SHALL FALL WITHIN THESE LIMITS.
- ALL SLOPES AND SURFACES SHALL BE ADA COMPLIANT.
- PORTLAND CEMENT CONCRETE SHALL BE CALTRANS CLASS 2 WITH 25% FLY ASH, FOR RESIDENTIAL DRIVEWAYS, THE THICKNESS SHALL BE 6" FOR COMMERCIAL DRIVEWAYS, THE THICKNESS SHALL BE 8" TO NOTES 4 AND 5 OF 4-010.

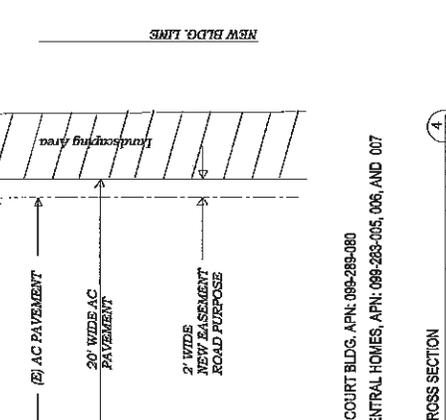
DRIVEWAY DETAILS, SB STD. 4-040
 NO SCALE



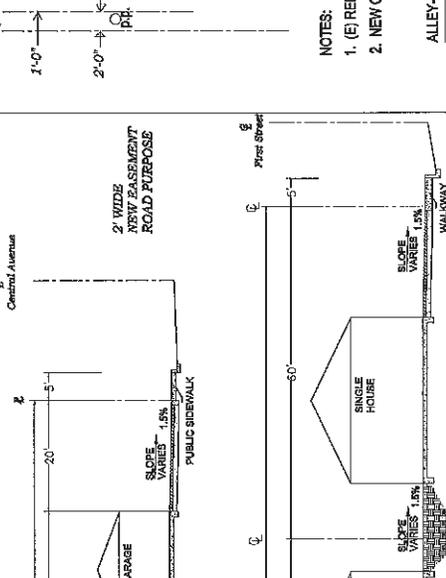
NOTE: REFER TO 4-010 AND SHEET 1 FOR ADDITIONAL NOTES

- THE SIDEWALK BEHIND THE DRIVEWAY APRON SHALL BE AT LEAST 4' WIDE WITH A 2% MAX CROSS-SLOPE

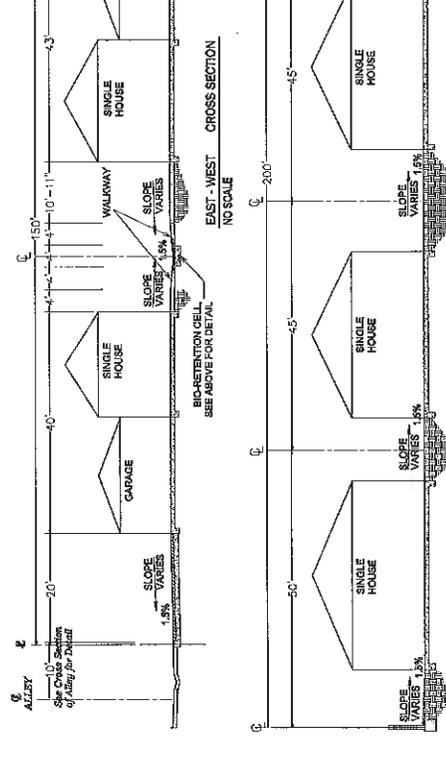
DRIVEWAY DETAILS, SB STD. 4-040
 NO SCALE



ALLEY-CROSS SECTION
 NO SCALE

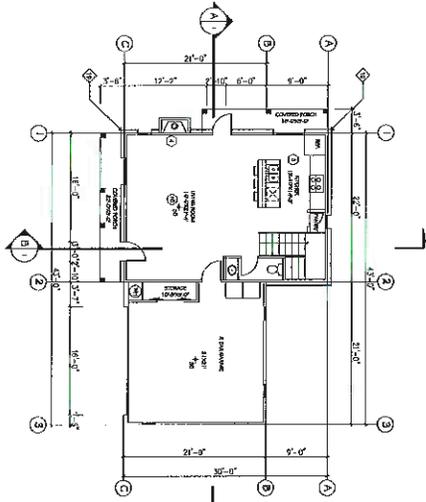


EAST-WEST CROSS SECTION
 NO SCALE

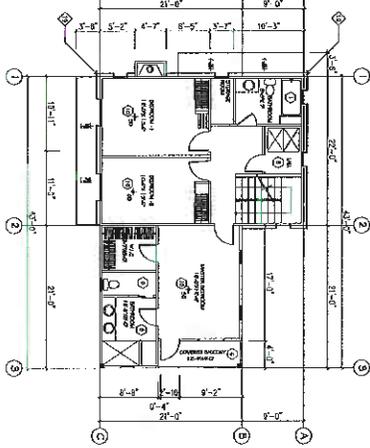


NORTH-SOUTH CROSS SECTION
 NO SCALE

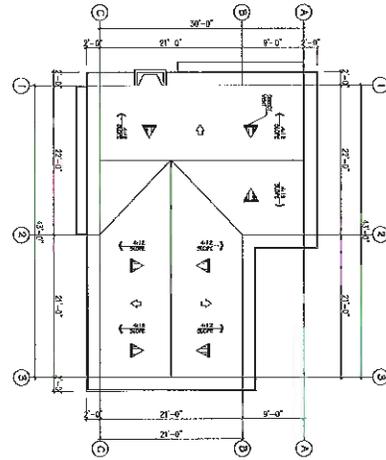
NOTES:
 1. (E) RED COURT BLDG. APN: 089-289-080
 2. NEW CENTRAL HOMES, APN: 089-288-005, 006, AND 007



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

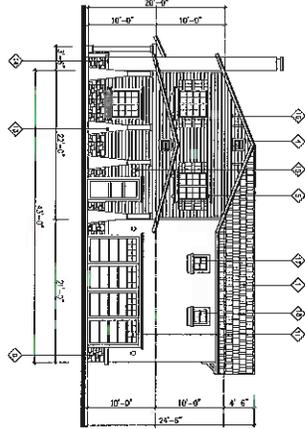


SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

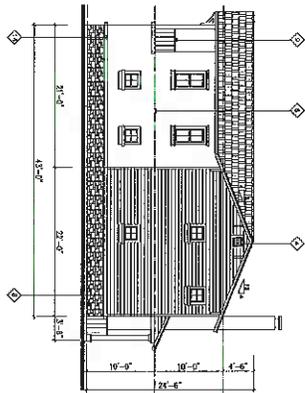


ROOF PLAN
SCALE: 1/8" = 1'-0"

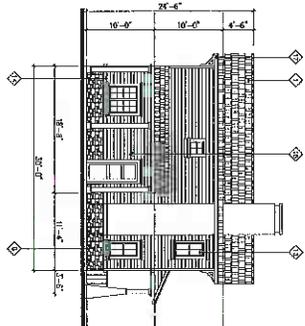
PLAN 3 : 3 BEDROOM, 2 1/2 BATH, 1761 SF.
BLDG 4 & B



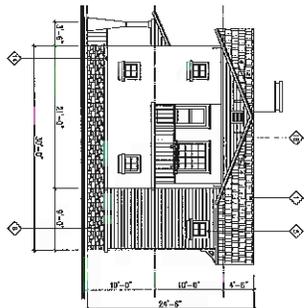
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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



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



RIGHT ELEVATION - 2
SCALE: 1/8" = 1'-0"

- MATERIAL LEGEND:**
- ◇ CONCRETE SLAB FLOOR, MULTI WIDTH SHIMMER ON TOP.
 - ◇ STUCCO COLORED, BLDG 4 - LIGHT HOUSE EXTER. SW 50%.
 - ◇ STUCCO 6 - CREAM BROWN, SW 6 5/8
 - ◇ PVC SHOWER
 - ◇ ARTIC VINYL
 - ◇ WINDOW / TRIM AND PARTIAL BLDG 4 - ROY CRIST. GREEN ROBERT. SHIMMER
 - ◇ BATHING TRAIL COLORED, CLASSICAL WHITE, SHIMMER
 - ◇ OUTLOOKS
 - ◇ STONE ROOFING ON RAFTER
 - ◇ STAINED PNL, COLORED CLASSIC WHITE, SW 50%
 - ◇ PAPER BOOKS IN SLABS
 - ◇ ALUMINUM AND GLASS GARAGE DOOR
 - ◇ RECESSED BATHING TRAIL
 - ◇ CASE WINDOW ROOST, COLORED WHITE
 - ◇ STONE COLORED COLORED WHITE
 - ◇ LAM LIGHT
 - ◇ WINDOW / TRIM AND PARTIAL BLDG 4 - ROY CRIST. GREEN ROBERT. SHIMMER
 - ◇ SW 50% COLORED, CLASSICAL WHITE, SHIMMER
 - ◇ WHAT'S BROWN SILVERWOOD
 - ◇ PLUMBER WINDOW
 - ◇ BIRD OUT FOR OUT P
 - ◇ SHIMMER ON RAFTER

- NOTE:**
1. FOR DOOR, WINDOW AND TRIM SHIMMER, REFER TO SHEET 402.
 2. ALL WINDOWS IN FLOOR ARE SHIMMER HAVING WALL, TRIM, AND CEILING FINISH FROM THE RESIDENT.
 3. REFER TO SHEET 402 FOR WINDOW AND TRIM SHIMMER.
 4. REFER TO SHEET 402 FOR WINDOW AND TRIM SHIMMER.

- LEGEND**
- ◇ DRYWALL @ BAUCON
 - ◇ PNL
 - ◇ 9 D.
 - ◇ PAINT WALL
 - ◇ FINISHING WALL
 - ◇ FINISH PLAZ

- CONSTRUCTION NOTES:**
1. SH-714 WITH CHANGED SHOWING SHIMMER-FLOOR GLASS DISCOUNT. THE WALL TO 6'-0" HIGH.
 2. ELECTRICAL CONTROL, CRY
 3. CERAMIC TILE
 4. RECESSED HANG AND WINDOW
 5. COUL WALL STONE FINISHED WITH SIDE CLASSIC
 6. WINDOW WITH TOP AND SIDINGS
 7. 3 TALL JOY CHAIRS FROM DRIVER
 8. WINDOW FROM DRIVER
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PROJECT THE CENTRAL HOMES 410 CENTRAL AVE, BULLLETON, CA	ISSUED DATE	E&J INVESTMENT, LLC 29917 RIGGONS CT, TORRANCE, CA 90501 Voice (310)883-7400 Fax (310)795-6234		PLAN 3 : BLDG 4 & B 1ST, 2ND FLOOR PLAN ROOF PLAN AND ELEVATIONS	<table border="1"> <thead> <tr> <th colspan="3">REVISIONS</th> </tr> <tr> <th>DATE</th> <th>BY</th> <th>REASON</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REVISIONS			DATE	BY	REASON												
REVISIONS																							
DATE	BY	REASON																					

SHEET NO. **A-3**

PLAN 1 - BUILDING 1 AND 5 MATERIAL BOARD

410 CENTRAL AVE, BUELLTON, CA



- BLDG. 1**
 - HUMBLE GOLD SW 6380
 - LOUNGE HOUSE GREY SW 2849
 - GRIFFIN SW 7028
 - WOOL SKEN SW 6148
 - RIO GRANDE "RIVER ROCK" ELDORADO STONE
- BLDG. 5**
 - ROYCROFT BRONZE GREEN SW 2946
 - LOUNGE HOUSE GREY SW 2945
 - PICNIC SW 6731
 - CLASSICAL WHITE SW 2829
 - RIO GRANDE "RIVER ROCK" ELDORADO STONE

PLAN 2 - BUILDING 2,3,6 AND 7 MATERIAL BOARD



- BLDG. 2 AND 7**
 - POULMOSE SW 7503
 - PEPPER CORN SW 7674
 - CITY LIGHT SW 7681
 - STONE ELDORADO "LA PLATA"
- BLDG. 3 AND 6**
 - PALE GREY SW 6799
 - PEWTER GREEN SW 6206
 - CASA BLANCA SW 7571
 - STONE ELDORADO "LA PLATA"

PLAN 3 - BUILDING 4 AND 8 MATERIAL BOARD



- BLDG. 4**
 - LOUNGE HOUSE GREY SW 2845
 - ROY CROFT BRONZE SW 2946
 - CLASSICAL WHITE SW 2829
 - STONE ELDORADO "LA PLATA"
- BLDG. 8**
 - CAROLINARD SW 6124
 - BELLEVALE BUFF SW 6120
 - CLASSICAL WHITE SW 2829
 - STONE ELDORADO "LA PLATA"

NO.	DATE	REVISIONS

ELEVATIONS COLOR

ISSUED DATE: 2017
 PROJECT: THE CENTRAL HOMES
 410 CENTRAL AVE, BUELLTON, CA

ISSUED DATE: 2017
 PROJECT: THE CENTRAL HOMES
 410 CENTRAL AVE, BUELLTON, CA

ISSUED DATE: 2017
 PROJECT: THE CENTRAL HOMES
 410 CENTRAL AVE, BUELLTON, CA

ISSUED DATE: 2017
 PROJECT: THE CENTRAL HOMES
 410 CENTRAL AVE, BUELLTON, CA

NO.	DATE	REVISIONS

LANDSCAPE
LIGHTING PLAN



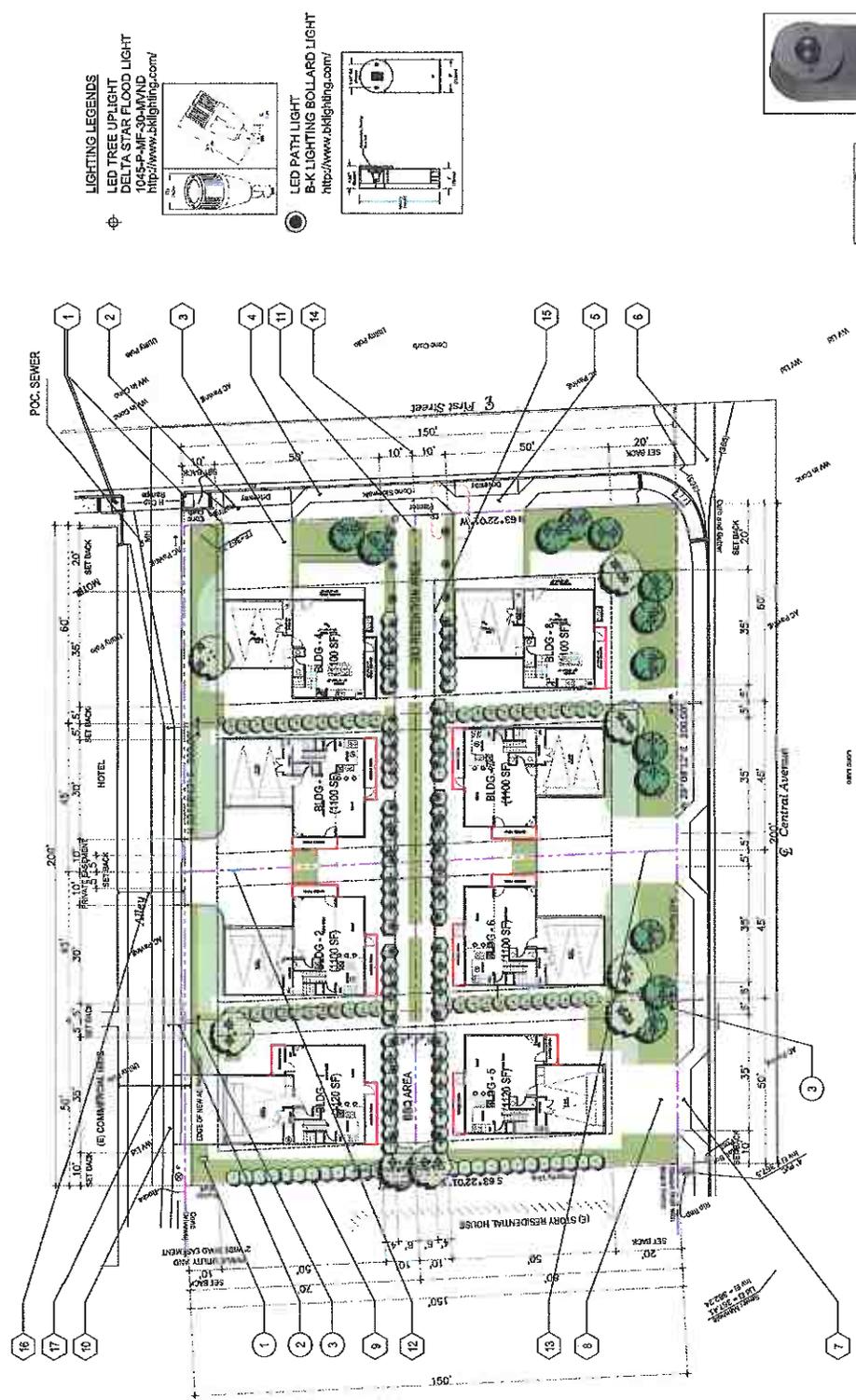
E&J INVESTMENT, LLC
2067 HIGHWAY 97, TORRANCE, CA 90501
PH: (310) 571-4000 FAX: (310) 571-4234

ISSUED DATE
05.13.2018
2:52PM

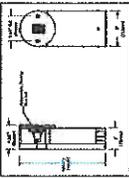
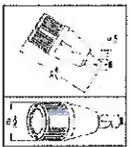
PROJECT
THE CENTRAL HOMES
410 CENTRAL AVE. BELLTON, CA

SHEET NO.
LC-1
DATE: 05/13/2018

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- LIGHTING LEGENDS**
- LED TREE UPLIGHT
DELTA STAR FLOOD LIGHT
1045-P-MF-30-MVND
<http://www.bellighting.com/>
 - LED PATH LIGHT
B-K LIGHTING BOLLARD LIGHT
<http://www.bellighting.com/>



LED TREE UPLIGHT



PATH LIGHT

1 LANDSCAPE LIGHTING PLAN
SCALE: 1/8" = 1'-0"



SOLA
Landscape Architects
3501 N. UNIVERSITY AVE. #100
SAN ANTONIO, TX 78207
PH: (214) 343-1234
WWW.SOLALANDSCAPE.COM

Tentative Tract Map No. 31,060
 being a division of Lots 9, 10, 11, & 12 of Block 1, of the Freese Subdivision of the Town of Buellton, being a part of Tract 8 of the Subdivision of a part of the Rancho San Carlos de Jonata, per 9/MS/77, as recorded in the Office of the County Recorder, County of Santa Barbara, State of California.

Assessor's Parcel Numbers

099-488-0005
 099-288-0015
 099-288-0017

OWNER:

5.2.177 Holdings, LLC, a California limited liability company
 20517 Higgins Court
 Torrance, CA 90501

City of Buellton:
 Land Use: Multi-Family Residential
 Average: Gross & Net
 Existing: 30,000 SF

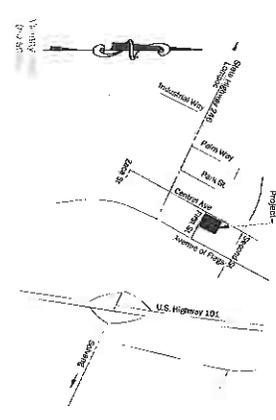
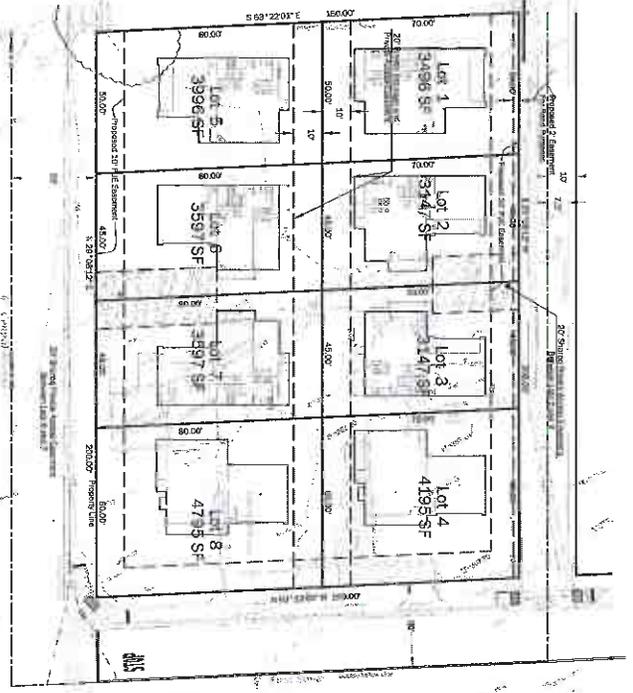
Notes:
 No public or private easements on property
 Buildings & Structures are per 2/7/98 99-8-80
 Distances are per 9/MS/77.
 See sheets T, O, L, C, 2, A, A2, A3 & L for additional information this project

EXISTING AUM
 099-288-0015 7,500
 099-288-0016 7,500
 099-288-0017 15,000

PROPOSED
 LOT 1 3,500
 LOT 2 3,500
 LOT 3 4,000
 LOT 4 4,200
 LOT 5 3,800
 LOT 6 3,800
 LOT 7 4,800
 LOT 8 4,800

LOT #	AREAS (SQ.)
LOT 1	3,500
LOT 2	3,500
LOT 3	4,000
LOT 4	4,200
LOT 5	3,800
LOT 6	3,800
LOT 7	4,800
LOT 8	4,800

Lot 13
 per 9/MS/77
 Daniel P. Hemming
 APN: 099-283-004



REVISIONS	DATE	BY	DESCRIPTION
1	02/28/2017	JML	ISSUED FOR PERMITS
2	03/01/2017	JML	REVISIONS TO PERMITS
3	03/01/2017	JML	REVISIONS TO PERMITS
4	03/01/2017	JML	REVISIONS TO PERMITS
5	03/01/2017	JML	REVISIONS TO PERMITS
6	03/01/2017	JML	REVISIONS TO PERMITS
7	03/01/2017	JML	REVISIONS TO PERMITS
8	03/01/2017	JML	REVISIONS TO PERMITS
9	03/01/2017	JML	REVISIONS TO PERMITS
10	03/01/2017	JML	REVISIONS TO PERMITS

Surveyor's Statement
 THIS IS A TRUE AND CORRECT COPY OF THE SURVEY MADE BY THE SURVEYOR AND THE SURVEYOR'S OFFICE ON THE DATE SHOWN HEREON.
 JAMES B. BAKER, S.B. 4788
 DATE: _____



PREPARED BY:
 Coast Engineering & Survey, Inc.
 P.O. BOX 669
 BUELLTON, CA 93427
 PH: 805-993-9478
 FAX: 805-993-9478
 E-MAIL: ces@coasteng.com

DATE PREPARED:
 02/28/2017
BY:
 JML

SHEET 1 OF 1
 PROJECT NO. 2016087
 SCALE: 1" = 40'

PREPARED BY:
 Coast Engineering and Survey, Inc.
 P.O. BOX 669
 BUELLTON, CA 93427
 PH: 805-993-9478
 FAX: 805-993-9478
 E-MAIL: ces@coasteng.com

**PROJECT DESCRIPTION
FOR
THE PROPOSED CENTRAL HOMES
AT
410 CENTRAL AVE.**



**Prepared by;
S. Michael Kim
E&J Investment, LLC**

Attachment 3

Project Description for the Proposed Central Homes at 410 Central Ave.

As per the requested by the Planning Commissioners of the City of Buellton, we are pleased to submit this Project Description Report. It covers Project Summary and other Descriptions related with the Project.

PROJECT SUMMARY

-Zoning: RM 16: 16 Units x 30,000 sf / 43,500 sf = 11. 02 units > 8 units :OK

-Proposed Building Floor: 8,800 SF

- Plan 1: Bldg. 1 & 5 : 2 x 1120 sf = 2,240 sf
- Plan 2: Bldg. 2&3 and 6&7 : 1100 sf x 4 = 4,400 sf
- Plan 3: Bldg. 4&8 : 1100 sf x 2 = 2,200 sf
8,840 sf

-Lot Coverage: 8,840 sf/30,000 sf = 29.5 % < 30 % : OK

-Smallest lot of the project: 3,496 sf > req'd min. lot, 2,275 sf : OK

-Open Space Calculation: 15,340 sf / 30,000 sf = 51 % > 40 % : OK

- Landscaping area including lawn area: 10,148 sf
- Private balcony area : 375 sf
- Private porch area: 817 sf
- Central pathway with BBQ area 4,000 sf
15,340 sf

The purpose of central common area space/easement, a central pathway is to provide not only easy access to each home and amenities BBQ area but also retention basin as shown on C-1 and landscaping drawings.

The Proposed Architectural Style: AGRARIAN

- The proposed lots are too small to show in combination of one and two story volumes buildings. However, the proposed buildings are close to look of combination volumes.
- Building forms are provided as simple such as pitched roofs and wood or wood look solid core siding.
- Covered front porches are large, deep, and oriented toward street. The porches are wrapped one or more sides of the building.
- Porches roofs are supported by substantial but simple square posts and brackets.
- Porches railings, molding, and trim will be decorative.
- Second story balcony will be used to add articulation.
- Chimney elements are provided with masonry/brick and stucco and will be added decorative spark arrestors.
- Roof forms are shed roof at a minimum 5:12 slope
- Single pitch and basic roof structures are provided
- Multiple roof planes are provided for visual interest.

Attachment 3

Project Description for the Proposed Central Homes at 410 Central Ave.

- Building projections are provided with shed roofs to create interest.
- Similar dormers are added at the second story exterior wall.
- Extended eaves with rafters are provided.
- Roof materials are provided in flat concrete tiles.
- Deep overhangs, heavy wood beams and exposed timber rafter tails are provided.
- The proposed buildings will be added ornamentation to gable ends.
- The proposed buildings are provided in horizontal and vertical wood look solid core siding.
- The proposed materials and finishes of buildings are selected for ease of maintenance and durability.
- The proposed buildings will be wood construction with colored or raw wood look solid core finishes.
- Exterior wall materials will be wood look solid core siding, horizontal lab siding, board and batten siding, stucco to be a smooth and hand troweled finished, and brick/colored concrete or stone masonry.
- The proposed buildings will be applied stone masonry or stone veneer to a building base
- The proposed buildings are provided in heavy timber to be used in trellises, roof overhangs, balconies, and other architectural elements.
- The proposed buildings are provided in railings and balustrade with plain and symmetrical with little
- The proposed buildings are provided in windows to be vertically oriented with divided lights and predominately small.
- The proposed buildings are provided decorative wood trim and fascia detailing for windows and doors.
- Doors and entryways are wood and compatible with the building's exterior materials.

SITE DESCRIPTION

Location

The subject property is about 07 cre property located northeast of the intersection of Central Avenue and 1st Street in Buellton, California. The property is identified as Assessor Parcel Numbers (APNs) 099-238-005, -006, and -007.

Subject Property and Vicinity General Characteristics

The subject property is currently developed with two residential structures and one vacant commercial building on the southern portion and vacant land is present on the northern portion. The subject property is located in an area that is primarily comprised of residential, commercial and vacant land uses. Properties in the vicinity of the subject property include single-family residences, restaurants, and hotels. The current adjacent land uses are described in below:

Area Use

- Northern Properties Residential
- Eastern Properties Alley followed by a Red Rose Court Motel
- Western Properties Central Avenue followed by residential

Attachment 3

Project Description for the Proposed Central Homes at 410 Central Ave.

-Southern Properties 1st Street followed by residential

Descriptions of Structures, Roads, Other Improvements on the Site

During the site reconnaissance,

-Two single story residential structures,

-Three small storage sheds,

-and one vacant commercial building (former Thrift Store)

Access to the subject property is available from driveways on Central Avenue and 1st Street.

Currently, the site is vacant with good grass cover and 2-single houses and 2-warehouse building with 3 storage sheds.

PHYSICAL SOURCES

Topography

The current USGS topographic map (2012, photo revised 1992, Solvang Quadrangle) indicates that the site is situated at an elevation of approximately 370 feet above mean sea level. The topography slopes gradually to the southeast towards the Santa Ynez River.

Geology and Hydrogeology

The subject property is located within the Transverse Ranges Province of Southern California, identified by the east-west trending mountain ranges and valleys. The Transverse Ranges are comprised of rocks that are progressively older from west to east. East-west trending folds and faults predominate. Valleys, faults, and downwarps separate mountain ranges. The site is located within the east-west trending Santa Ynez Valley. The Santa Ynez Valley is bordered by the Santa Ynez Mountains to the south, by the San Rafael Mountains to the north and east, and to the west by the Pacific Ocean. The Santa Ynez River is the principle drainage through the valley. The Santa Ynez River flows from the Santa Ynez Mountains westward to the Pacific Ocean. Sediments transported by the Santa Ynez River and other tributary rivers are comprised primarily of erosional remains from the surrounding mountains. These mountains are mainly comprised of marine sedimentary rocks with lesser volumes of Franciscan Formation igneous rocks.

Site Geology

The Geologic Map of the Solvang and Gaviota Quadrangles (Dibblee, 1988) indicates that the site is primarily underlain by valley and flood plain deposits (surficial sediments) of silt, sand and gravel.

Topographic Information

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what down gradient sites might be impacted.

The site is not located within the 100 year floodplain of Zaca Cree

Attachment 3

Project Description for the Proposed Central Homes at 410 Central Ave.



The presence of well drained, type B soils, good grass cover and existing building with pavement cover on the existing site resulted in low pre-project runoff. The bio retention basin and drainage facilities could be sized to reduce post-project runoff to meet and much below pre-project condition. The bio-retention basin doubles as a detention basin required/calculated, approx. 5,600 cubic ft. This storage space for retention satisfies the Storm water quality requirements.

For the widening alley for the clearance/AC pavement requested by the Fire Department of Santa Barbara County, the Project will be provided additional 2' wide easement with AC or concrete pavement to secure 20' clearance alley access. In addition to that, the Project will be provided necessary equipment of hazard protection such as noise control and fire hazard.

Attachment 4

City of Buellton Design Review

Distribution:

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

VIA: Email Fax U.S. Mail Delivery

PROJECT: The Central Homes
410 Central Avenue
Buellton CA, 93427

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

DATE: 04/11/2018

CITY FILE NO:

REVIEWER: Greg Ravatt AIA

GENERAL NOTES:

1. **Comment addressed.**
2. **Comment addressed.**
3. **Comment addressed.**
4. **Comment partially addressed. – Elevations and renderings still do not match.** Please provide complete elevations for each building type. It appears that they do not match the renderings provided. We need to know your design intent.
5. **Comment addressed.**

SITE DESIGN:

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

Remarks:

1. **No further comment.** Site is zoned RM-16 for multi-family residential. Project is being reviewed against the Multi-family residential guidelines, pages 47-58.
2. **No further comment.** The site is zoned multi-family residential, but the project proposes individual, detached, single-family homes on individual lots. Verify with the City staff that this is acceptable.
3. **Comment addressed.**
4. **Comment addressed – Landscape plans identify fence type.** Identify perimeter walls/fencing type provided. Perimeter walls/fencing should adhere to the design guidelines. Please provide an elevation, image, or description of proposed fencing. (p.48)

Attachment 4

Remarks (continued):

5. **No further comment.** Is there a purpose for the one-way sidewalk around the bio retention basin? Could this area be incorporated into the individual lots instead? Would this current plan allow for unwanted public access into the center of the private homes? This sidewalk does not really encourage the users to enjoy the space as described on p. 48. (“Pocket parks should be designed in an inviting manner that encourages use through the incorporation of trellises, fountains, seating, and shade trees.”)
6. **Comment still stands.** Building massing and form should include articulation to give scale and richness. Wall forms should be articulated with changes in massing, colors, or materials. (p.47, 52)
7. **The stone base still seems out of place. Please review material changes and intersections.** Material changes should occur at intersecting planes, preferably at inside corners of changing wall plans or where architectural elements intersect, such as a chimney, pilaster, project or fence line. (p.53)
8. **Comment addressed.**
9. **Please indicate that the site lighting is dark sky compliant.**

*Referenced pages 47-58 of Buellton Design Guidelines for comments.

BUILDING DESIGN:

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

Remarks:

1. **Applicant has indicated Agrarian as design style – ensure design elements comply** Applicant has indicated Contemporary Ranch as design style, but this style is not recommended for multi-family and single family residential. “The Contemporary Ranch Style should be used only for industrial or commercial development (p.27).” The current design seems to be more agrarian. This is important for the review process. Please indicate the intended architectural design style of the development. As submitted, the project is being reviewed as Agrarian (p.12-16).
2. **Comment addressed.**
3. **Comment still stands.** “Attached residential units should include design elements to add visual interest and to avoid ‘box-like’ appearances. Elements such as balconies, porches, arcades, dormers, and cross gables should be considered.” (p. 13 and 53) The current layout still reads as a “box” and “it is important to avoid ‘tacking on’ architectural features to hide poor massing and architecture.” (p.48)
4. **The details provided do not all appear to apply to this project. Are there tube steel railing proposed (Detail 20/A-5). There is no parapet for this project (Detail 18/A-5). Where do details 21-24 apply? Recessed windows are not indicated on the plan in contrast with standard windows. The elevations do not reflect the foam molding shown in the details. Please coordinate and make design intent clear and compliant with an approved design style.** Please provide details that show how the design is carried out. Typical details include roof eaves, gutters and downspouts, window trims, awnings/overhangs, and any other character/project specific details.
5. **Comment partially addressed – elements need to be shown and consistent throughout the set. Please indicate these elements on the roof plan and/or elevations as requested – not just the civil drainage plan.** Please clarify roof drainage: it appears that only one downspout is provided per building. The area and shape of the roof would require more. Please indicate the location of gutters and downspouts, where they drain to, etc. and show in the elevations. A roof plan might be helpful (but not necessary per the project application checklist). (p.56)

Attachment 4

Remarks (continued):

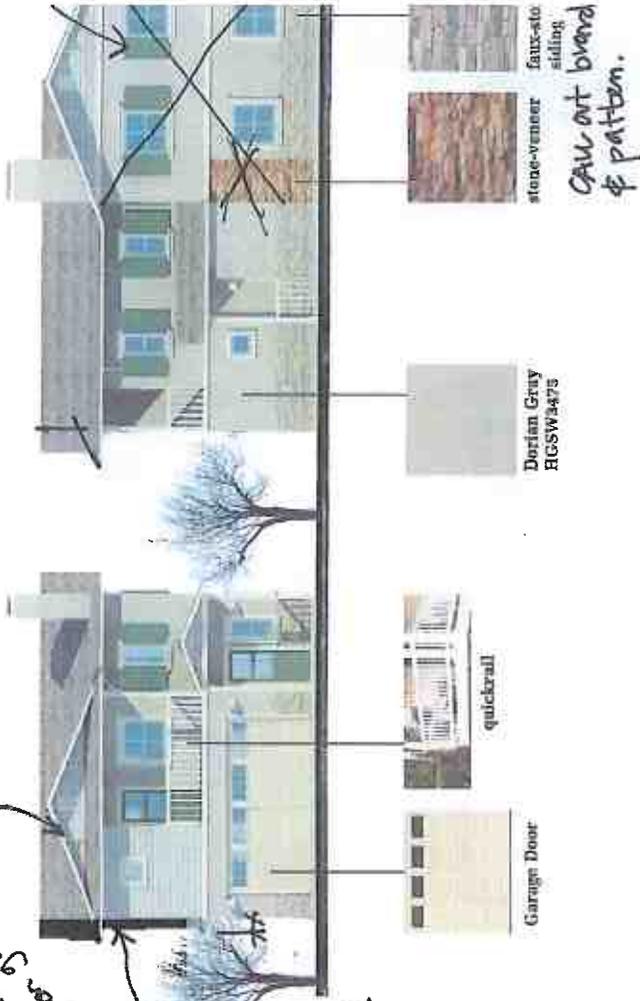
6. **Comment still stands. The drafted elevations show stone as a base via a hatch. Keynote 8 points to just the top part of the chimney though the renderings show stone at the base of the chimney. Please coordinate the elevation designs. Please review.** “Stone Masonry is recommended as a building base to simulate a masonry foundation.” (p.15) It appears this was incorporated into a few elevations, but it is not carried throughout the whole building. At the moment, the material looks out of place. Please review.
7. **Comment still stands.** Re-review the Buellton Design Guidelines for compliance.
8. **Please coordinate the drafted elevations with the renderings. There are discrepancies and it needs to be clear which “version” is the design intent. The chimney stone detail is out of place and not shown consistently throughout the site.** The stone base indicated in the elevations is not depicted in the renderings. Roof forms are different in the elevations compared to the renderings. Renderings show two attic vent shapes, elevations show the same. Window shutters are shown on renderings but do not match elevations. Window locations and shapes do not match between elevations and renderings. Please coordinate.
9. **Comment partially addressed, however, a 2:5 roof pitch is not standard. Consider 4:12.** The roof pitch is indicated at 2:5 however, the elevations show inconsistent roof pitches. Please review and adjust to reflect correct roof pitch.

*Referenced pages 12-16 of Buellton Design Guidelines for comments.

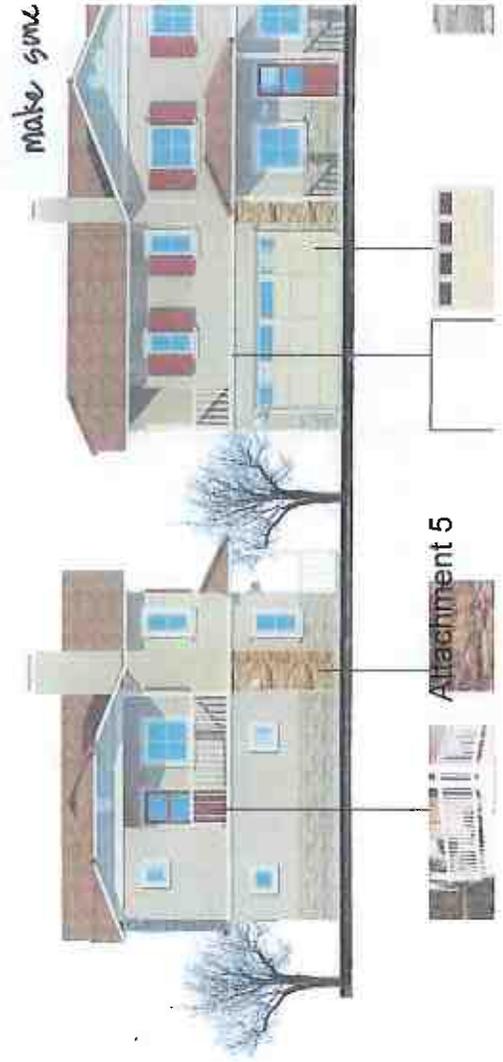
PLAN 1 - BUILDING

*BRACKETS SHOULD
be on gable side
like this*

*I not this
buildout
Garage
(2.11.12)*



PLAN 2 - BUILDING



AND 5 MATERIAL BOARD

410 CENTRAL AVE, BUELLTON, CA



Saxony 800 Slate

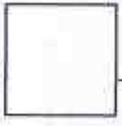


Entry Door Light

What color green?



FRP Bid and Window



Pure White HCSW4000



Fiber-cement siding

AND 6 MATERIAL BOARD

410 CENTRAL AVE, BUELLTON, CA

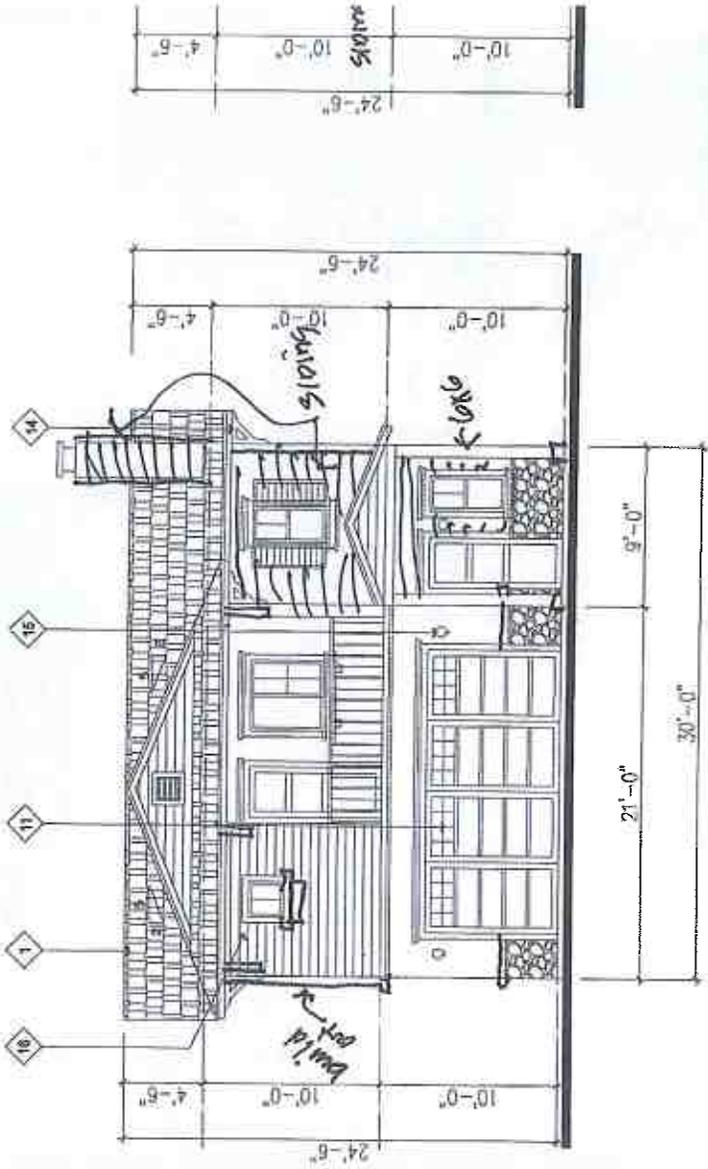
match elevations.

cannot red when



FIRST FLOOR PLAN

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

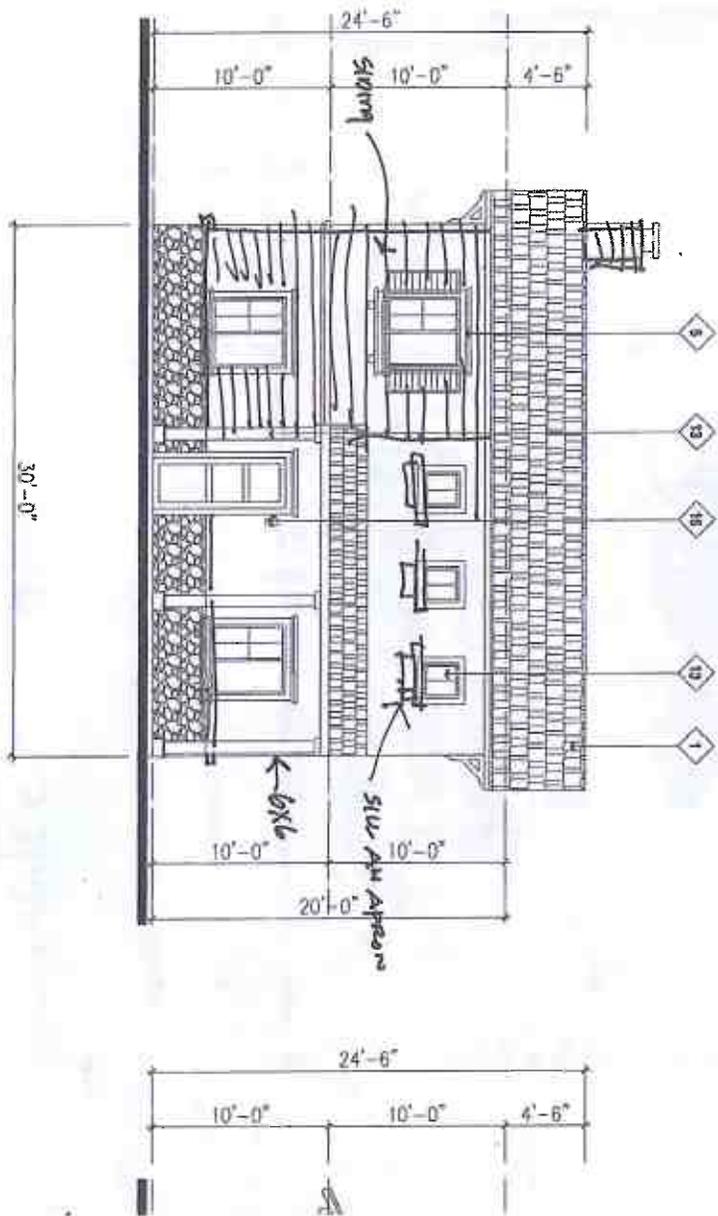


FRONT ELEVATION

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

SECOND FLOOR PLAN

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



REAR ELEVATION

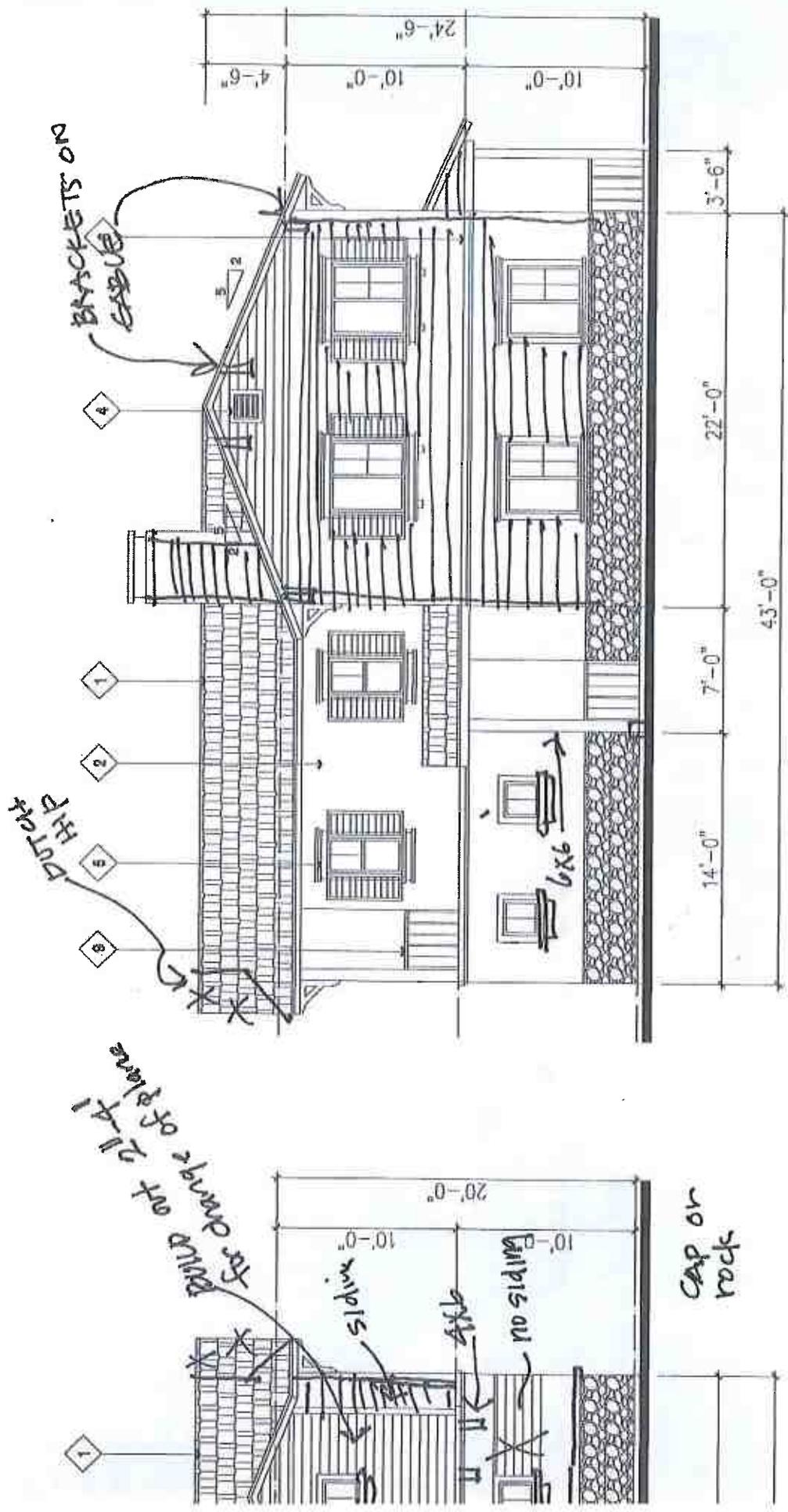
SCALE: 1/8"=1'-0"

NOTE :

LEGEND

ROOF PLAN

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



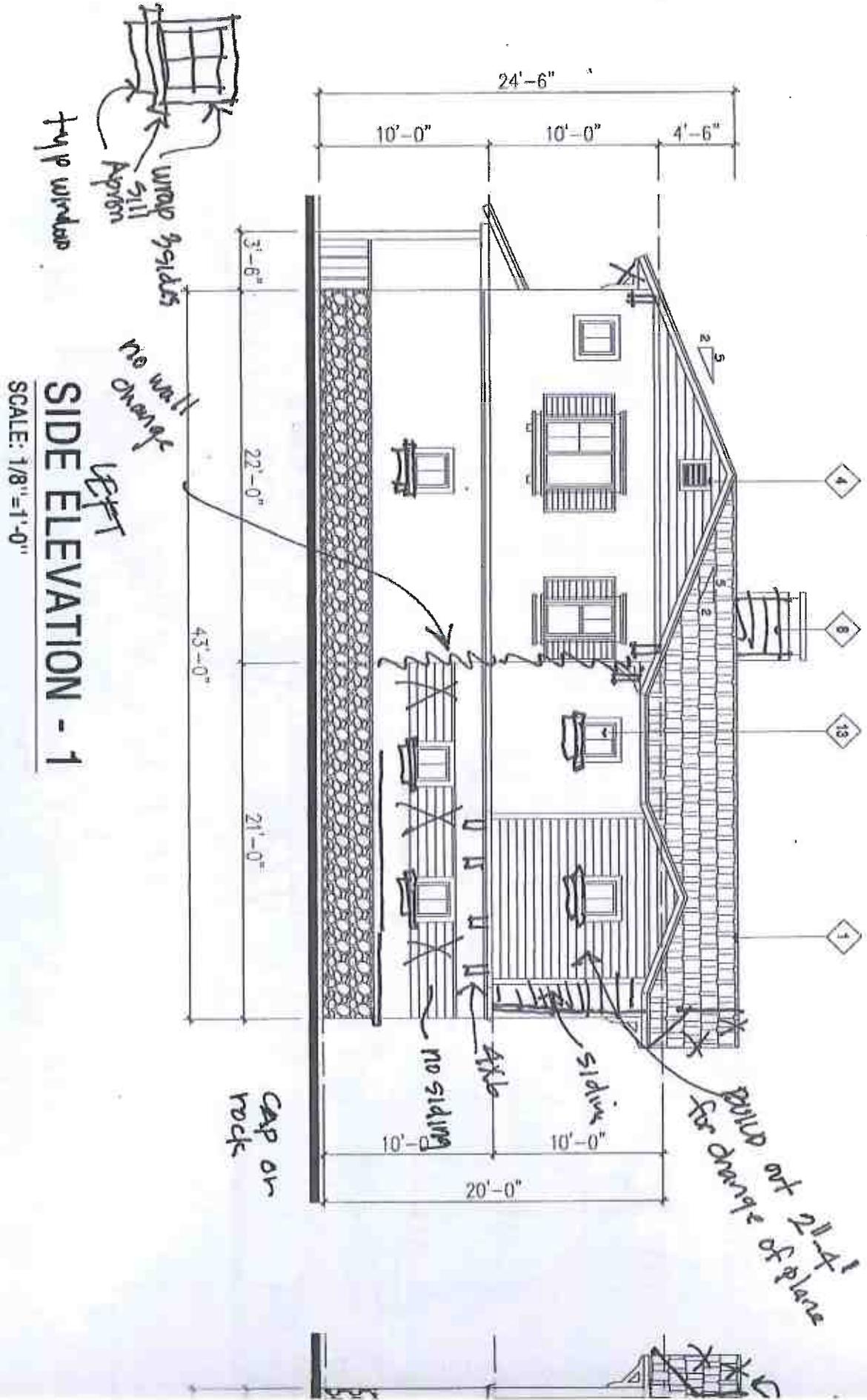
RIGHT SIDE ELEVATION - 2

SCALE: 1/8" Attachment 5

PLAN

ROOF PLAN

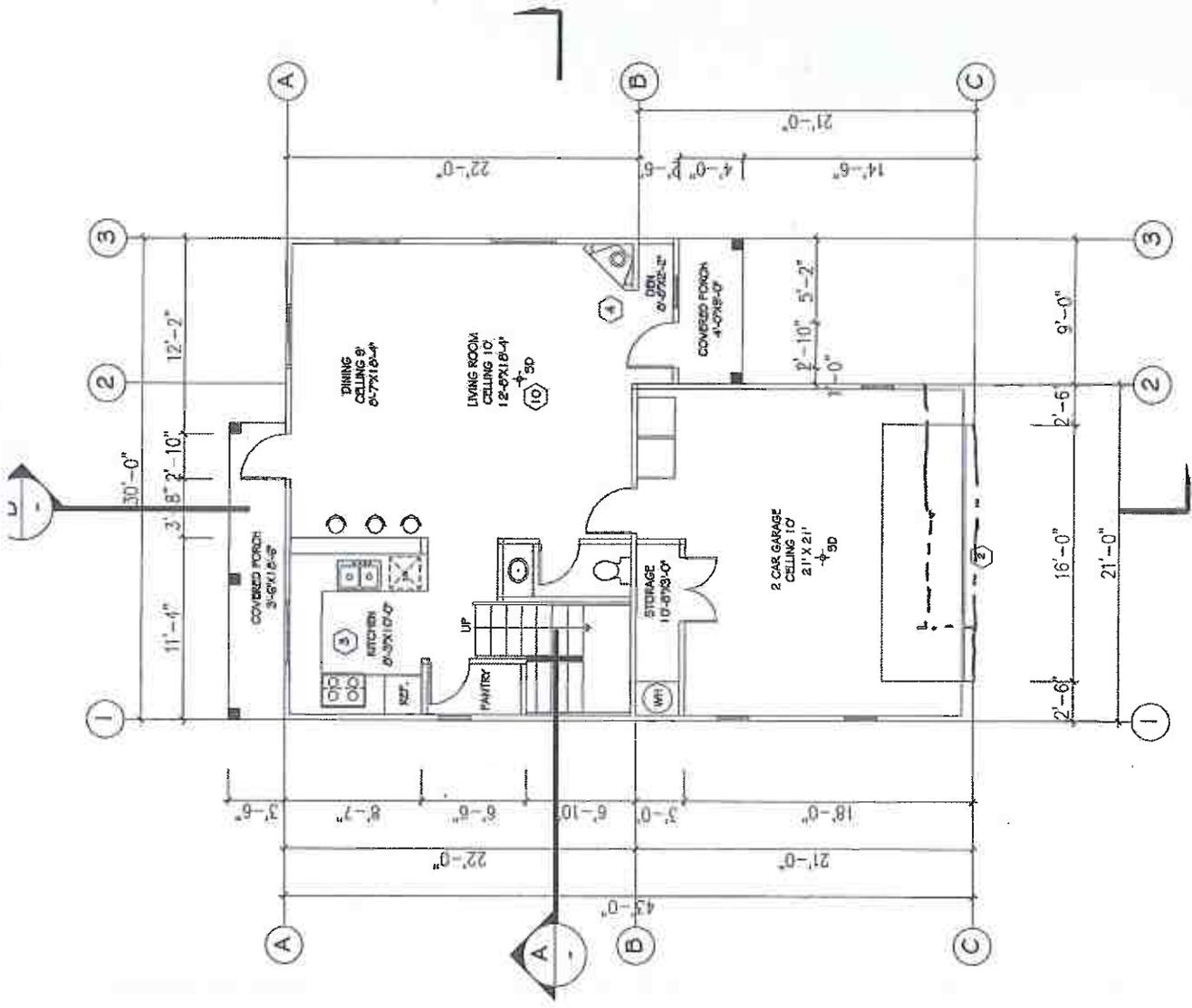
SCALE: 1/8"=1'-0"



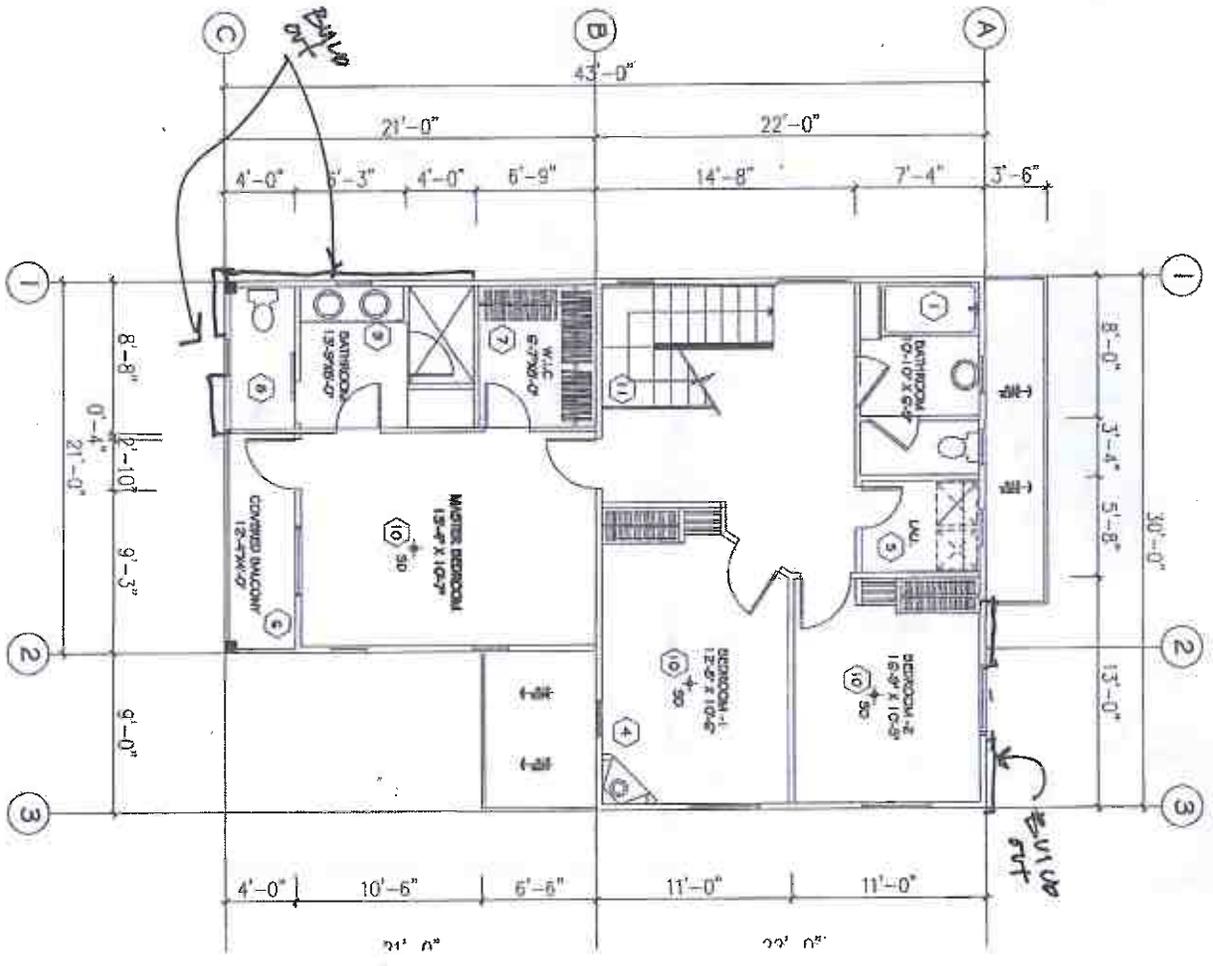
SIDE ELEVATION - 1

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

Attachment 5

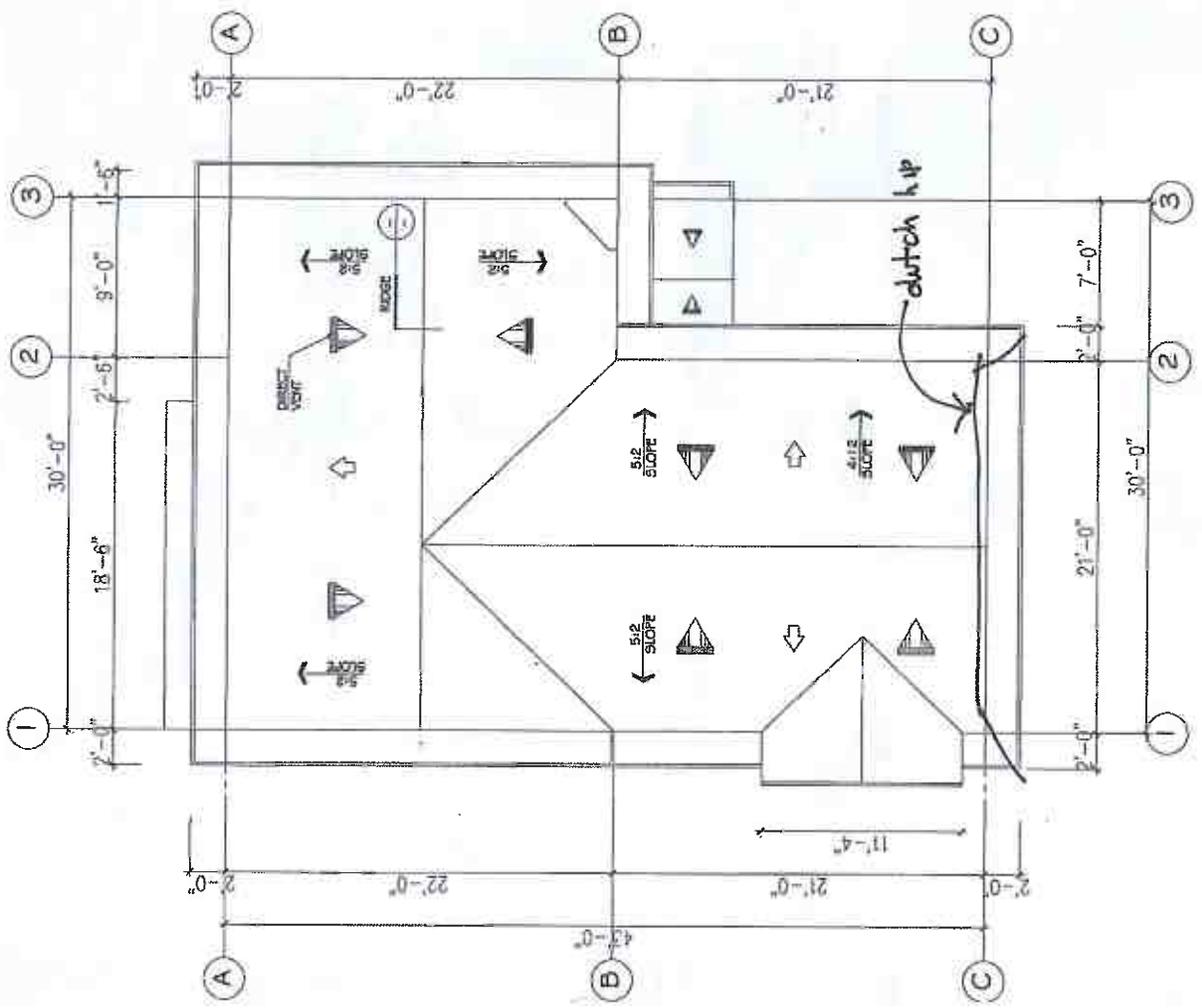


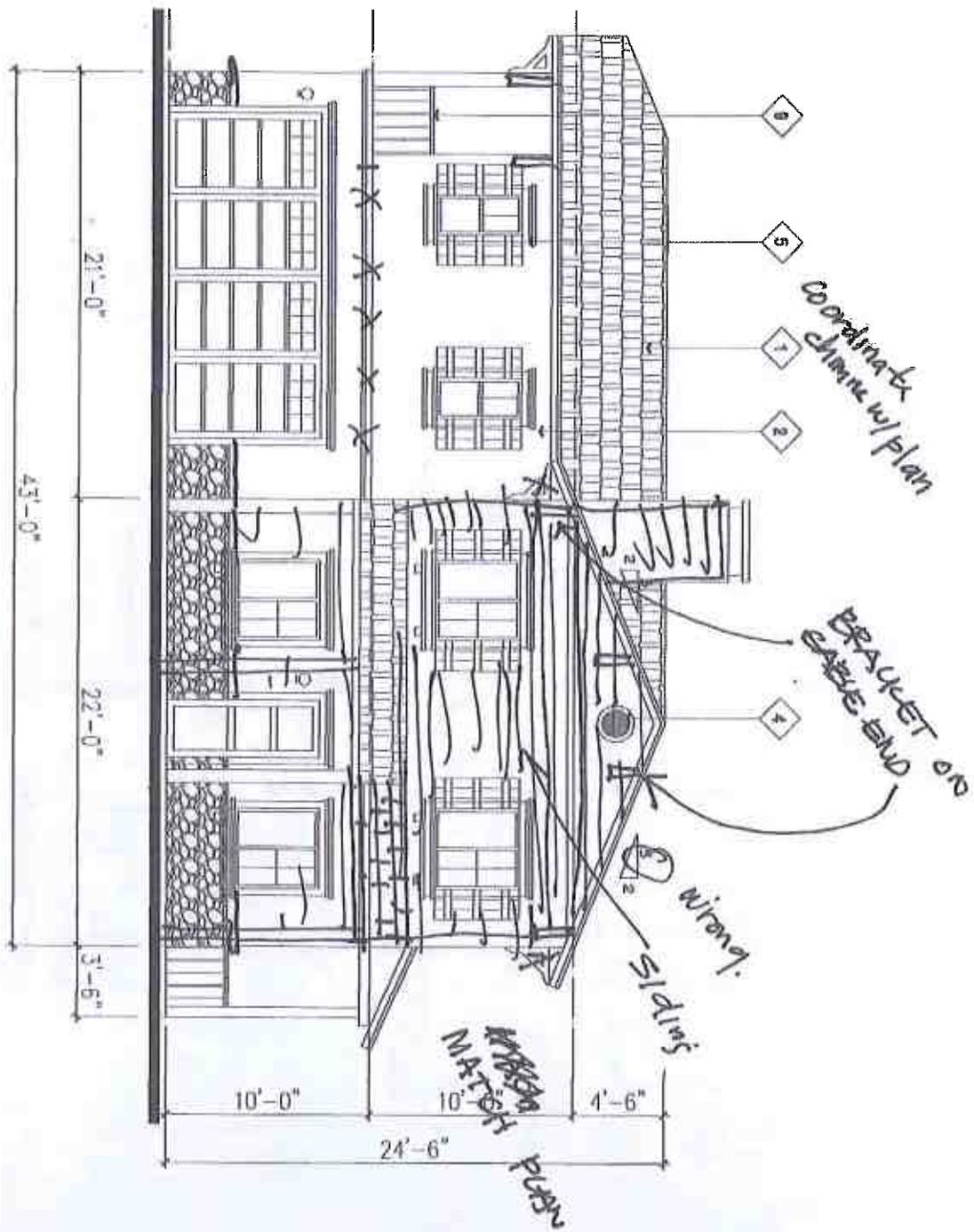
Attachment 5



Attachment 5

F





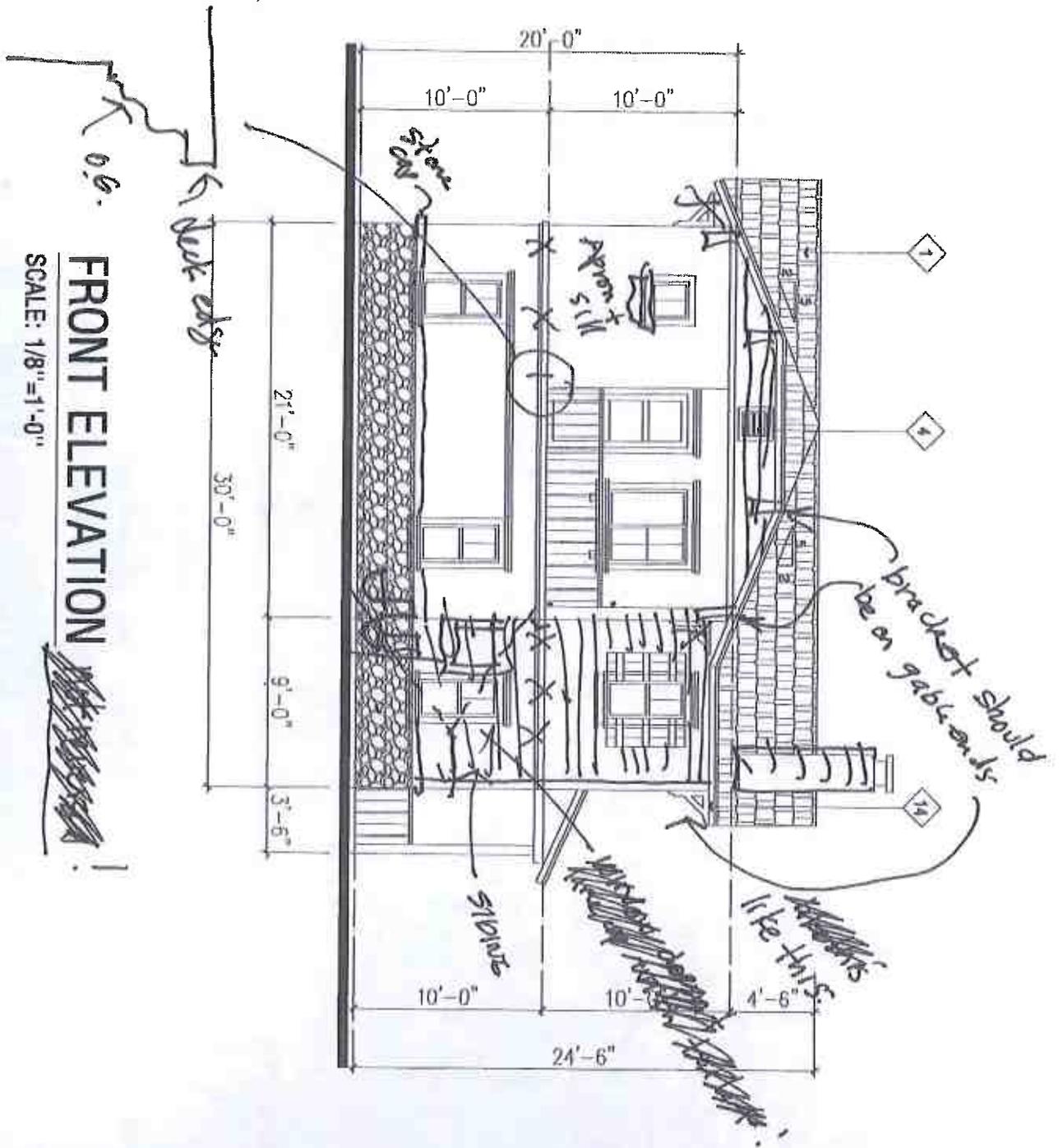
RIGHT

SIDE ELEVATION - 1

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

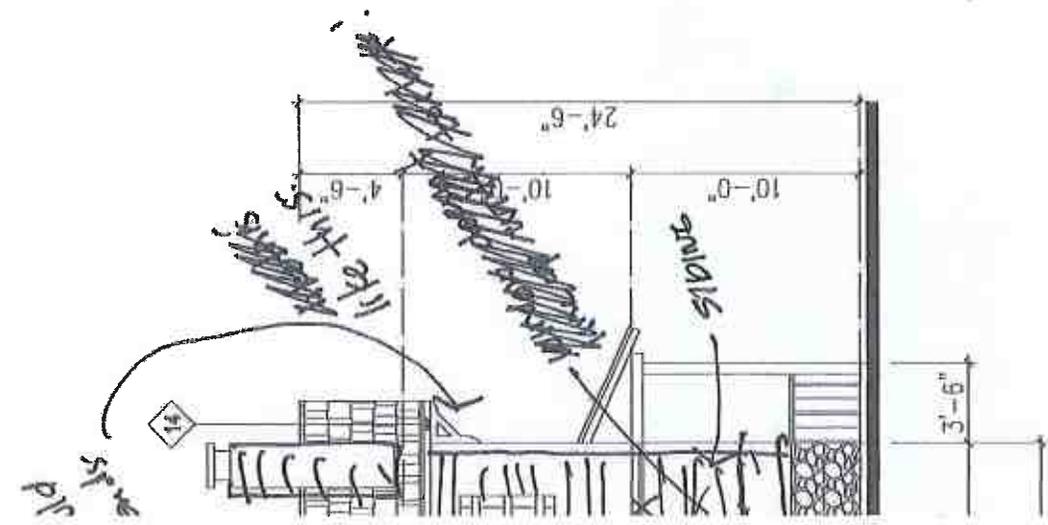
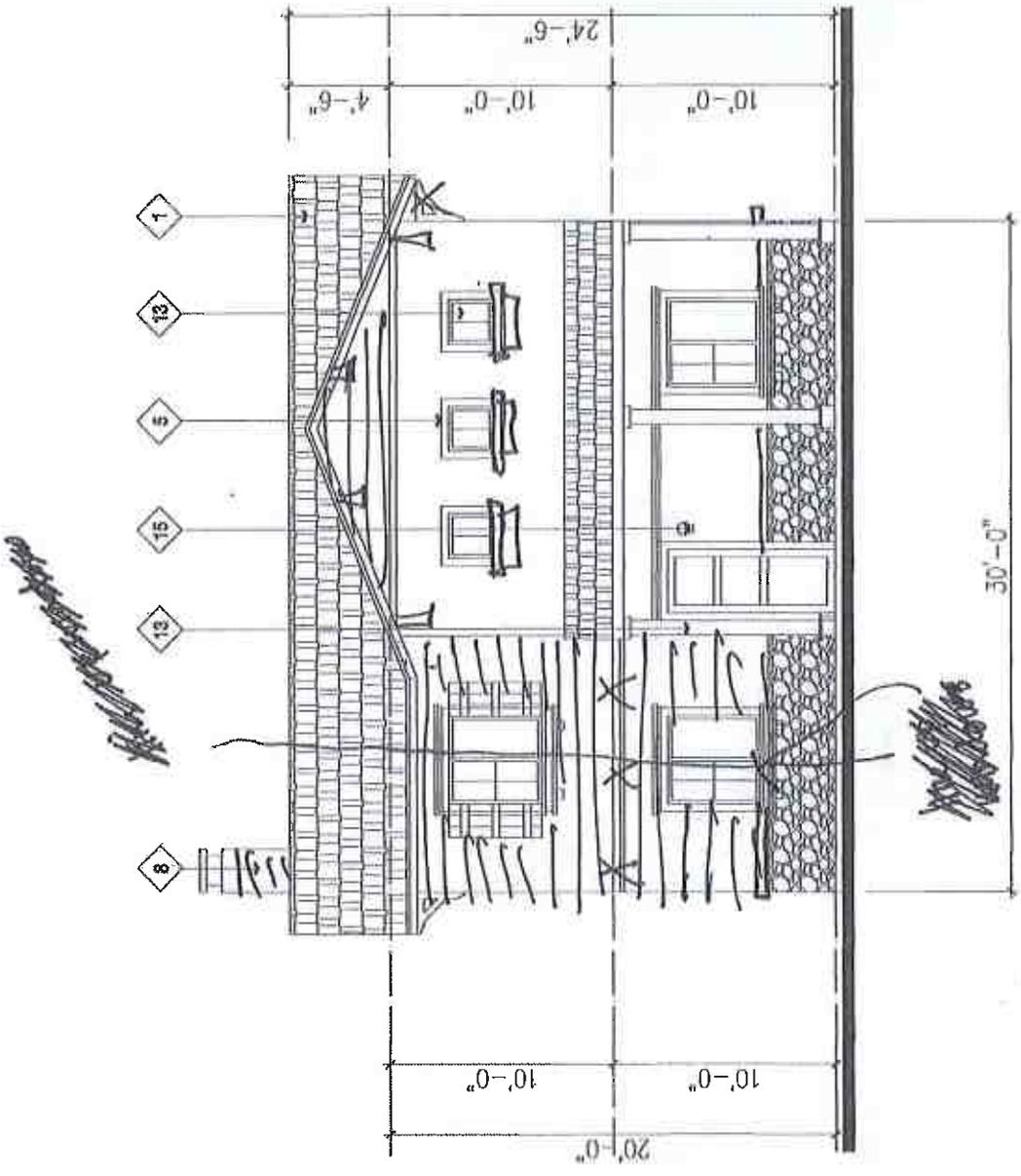
Attachment 5

[Handwritten signature]



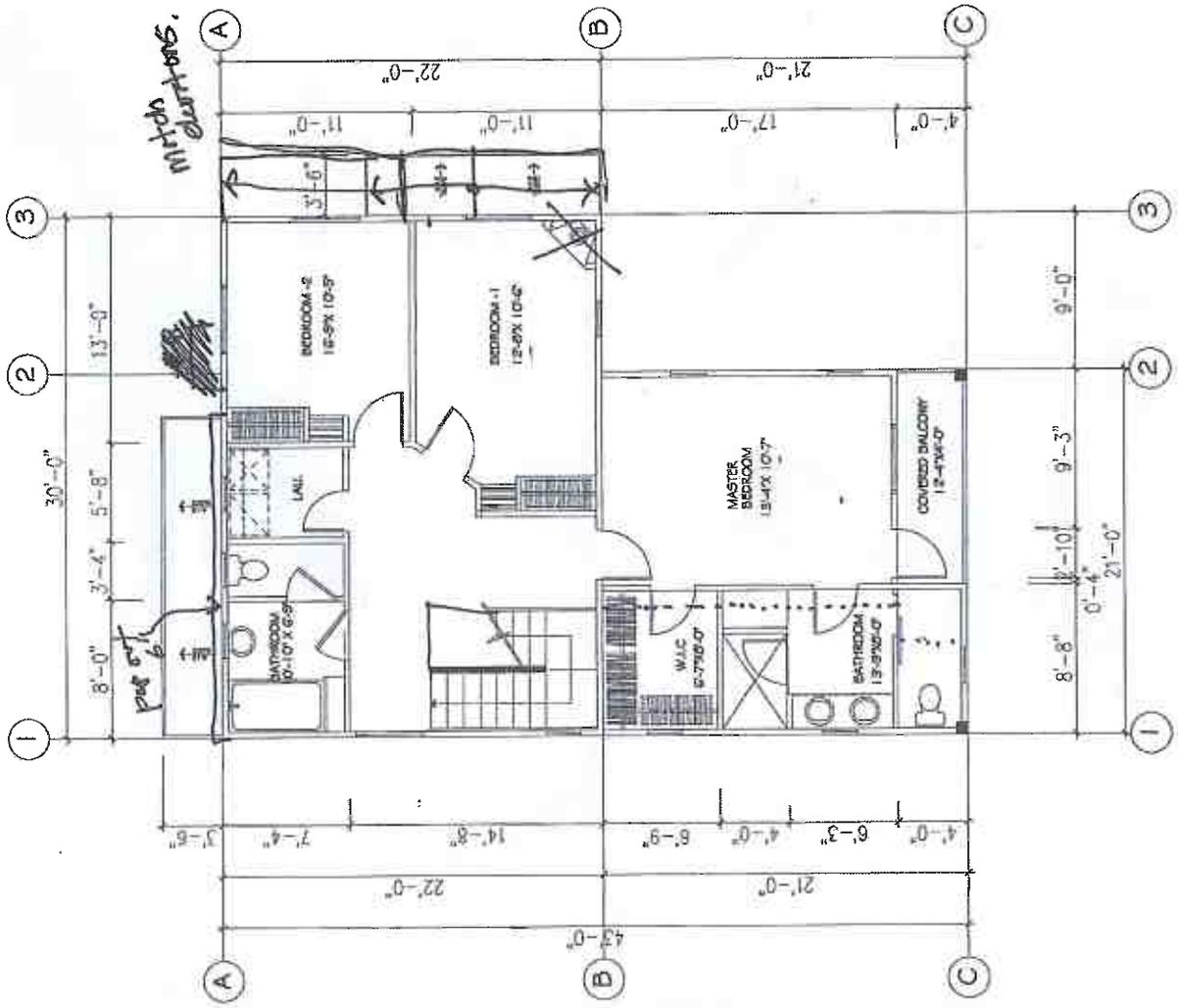
FRONT ELEVATION

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



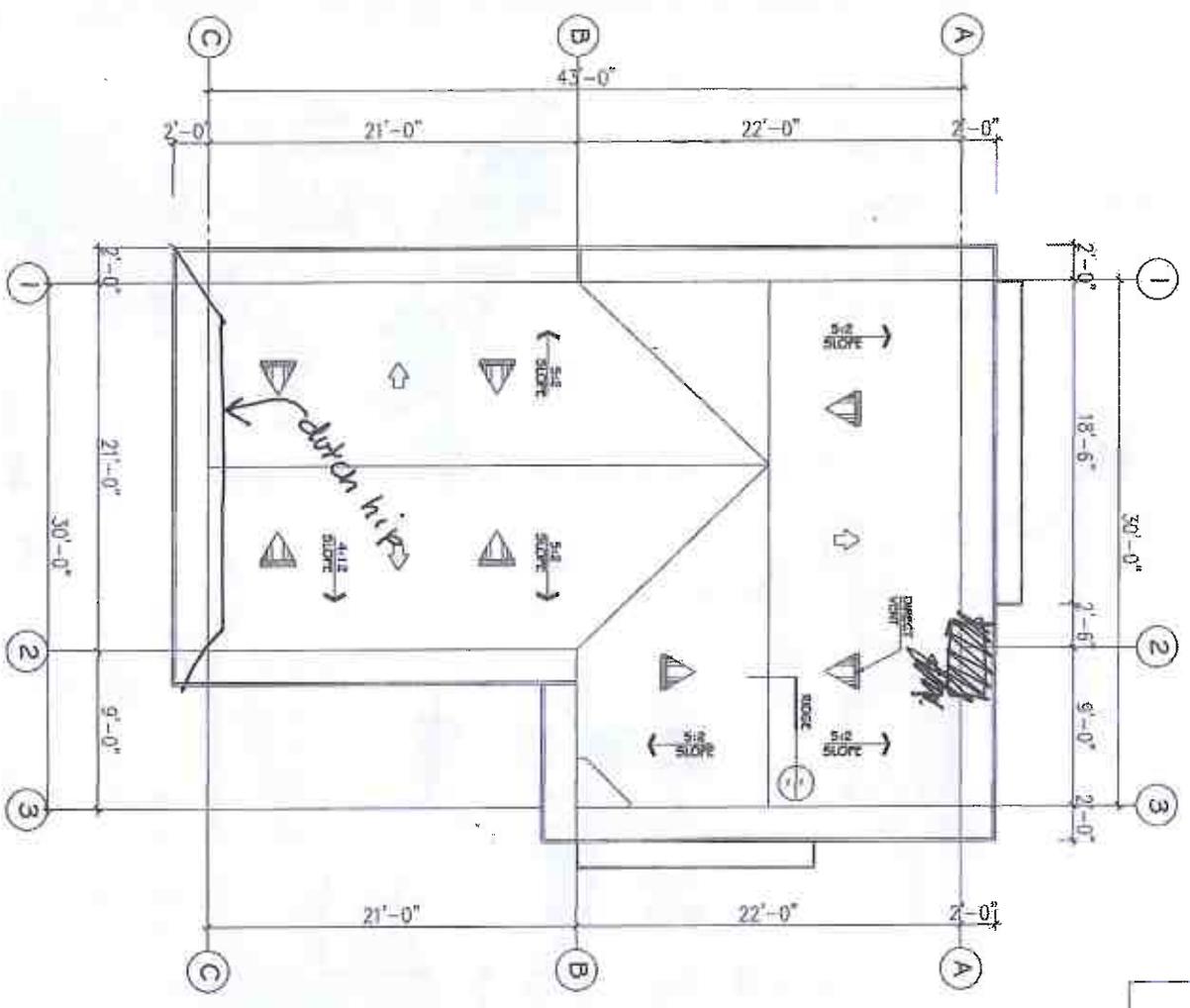
REAR ELEVATION

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

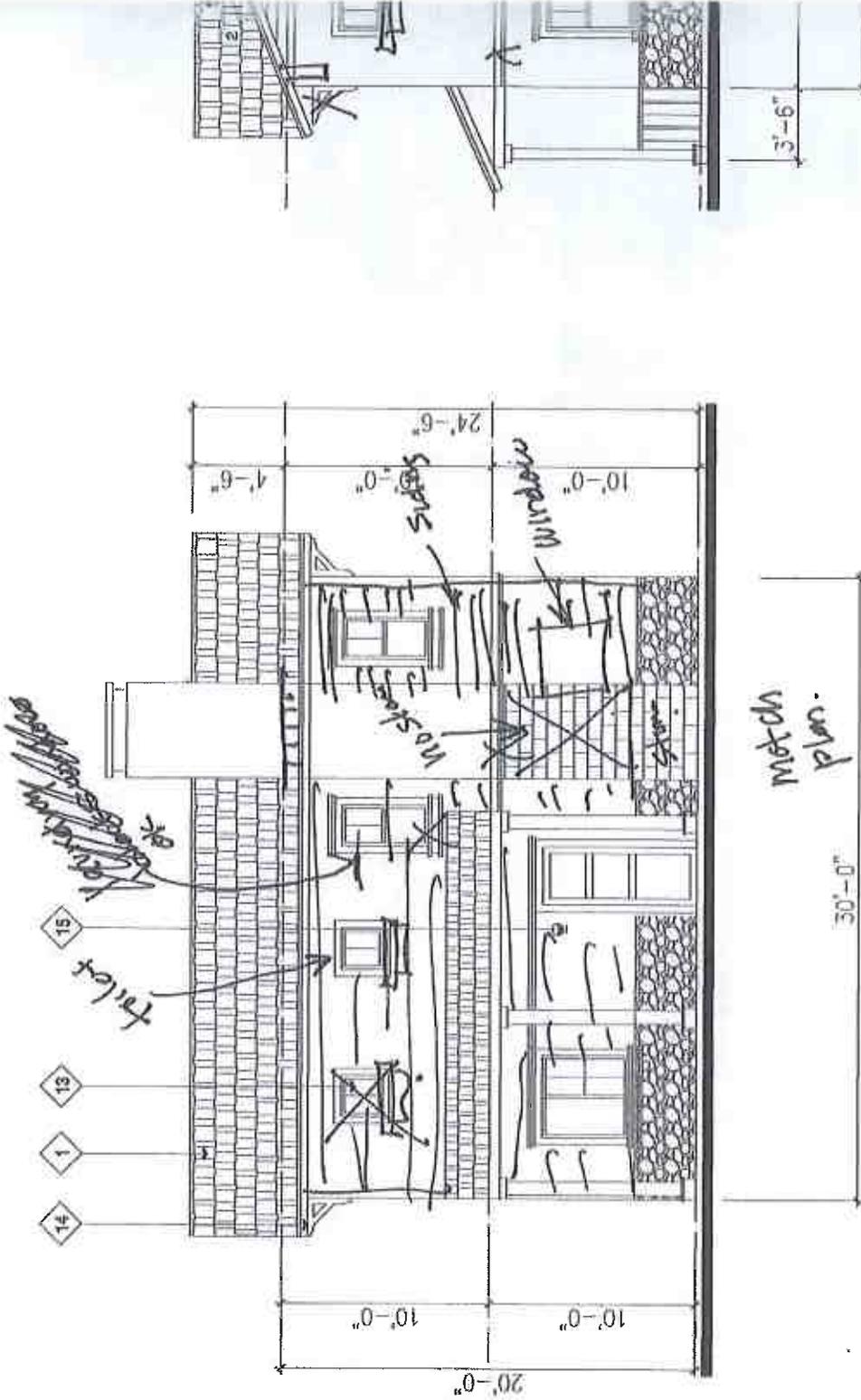


Front
SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0" Attachment 5

PLAN 2: 3 B
 BLDG: 2 & 1



Attachment 5

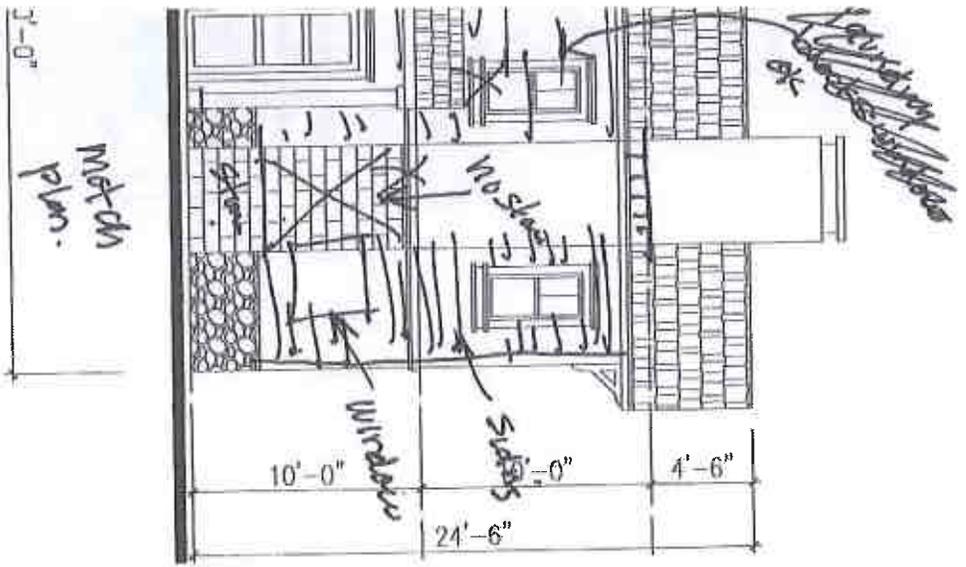


LEFT
SIDE ELEVATION - 1
 SCALE: 1/8" = 1'-0"

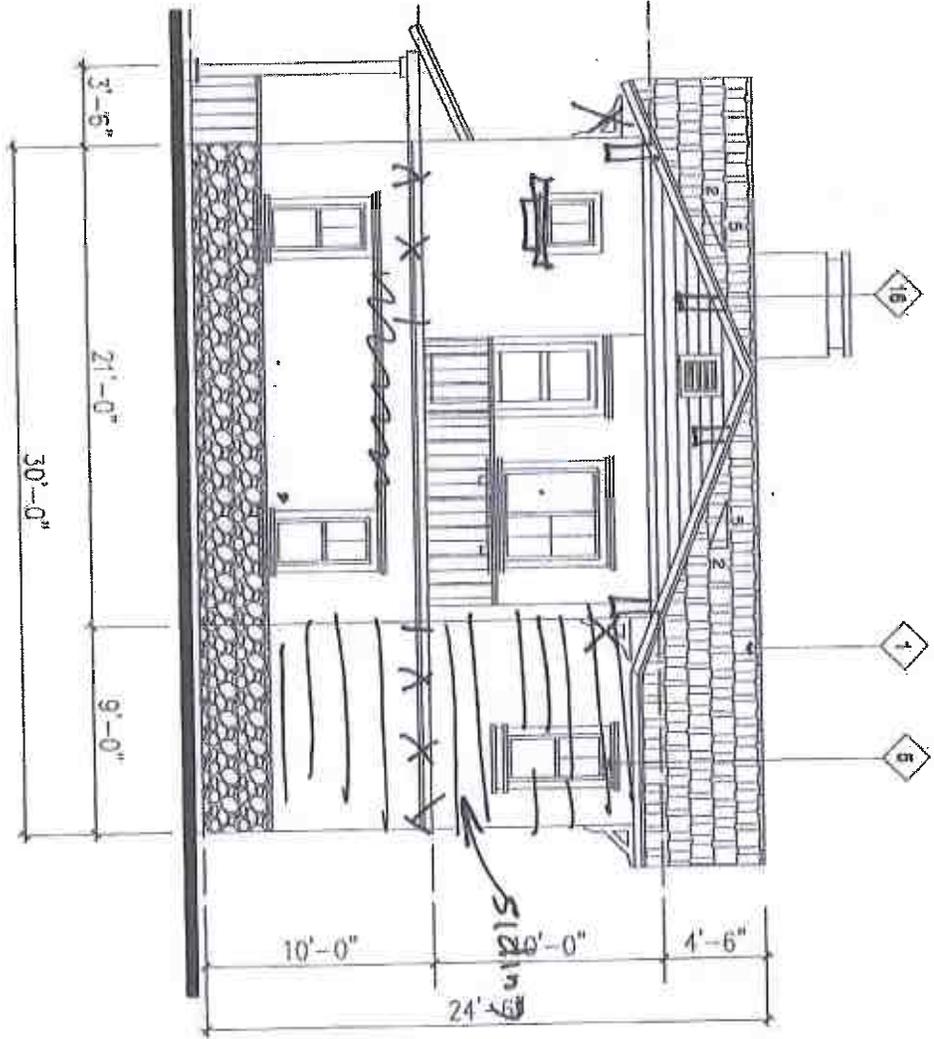
EGEND

Attachment 5
 CONSTRUCTION NOTFS

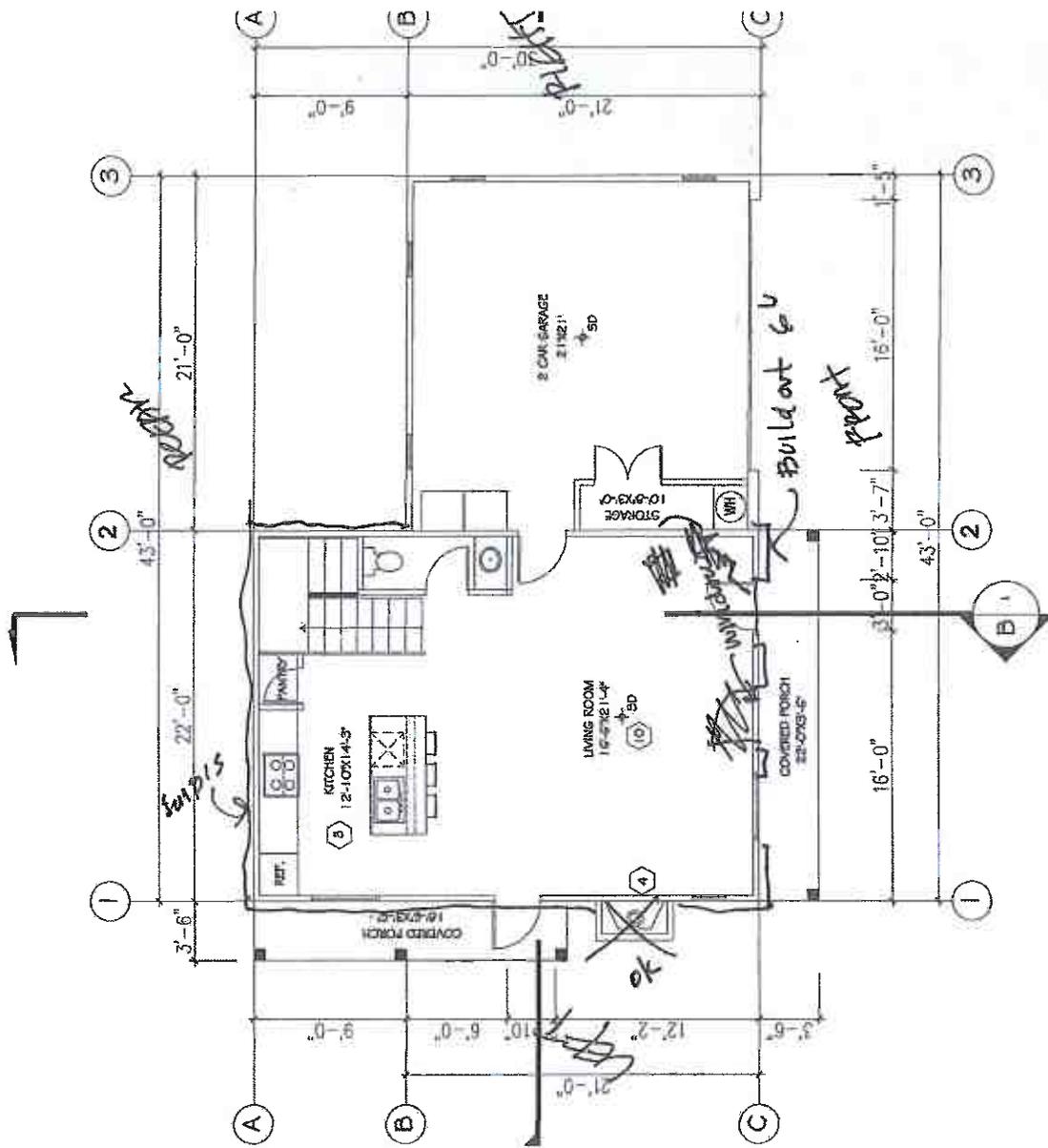
RS SC



VATION - 1 ~~XXXXXXXXXXXX~~

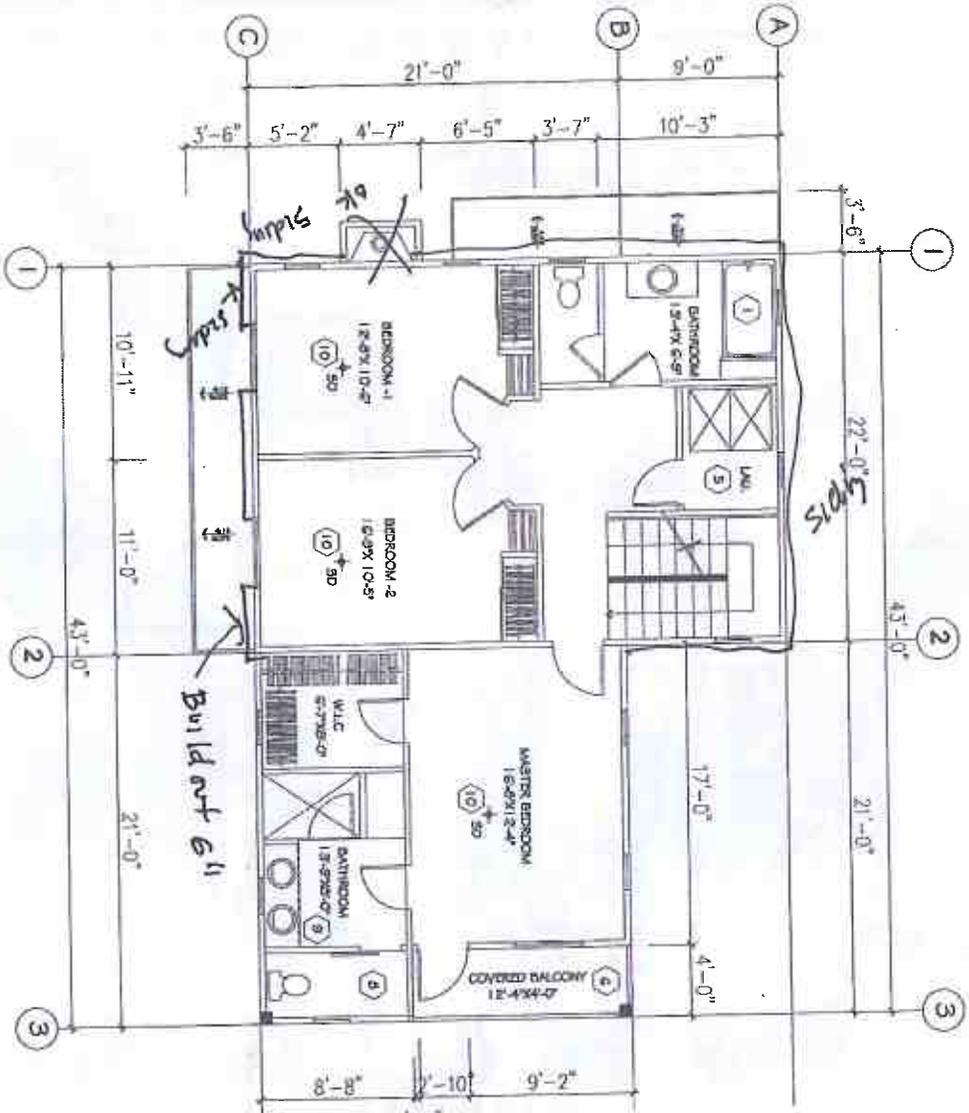


RIGHT
 SIDE ELEVATION - 2 *not*
 SCALE: 1/8" = 1'-0" *reversed.*



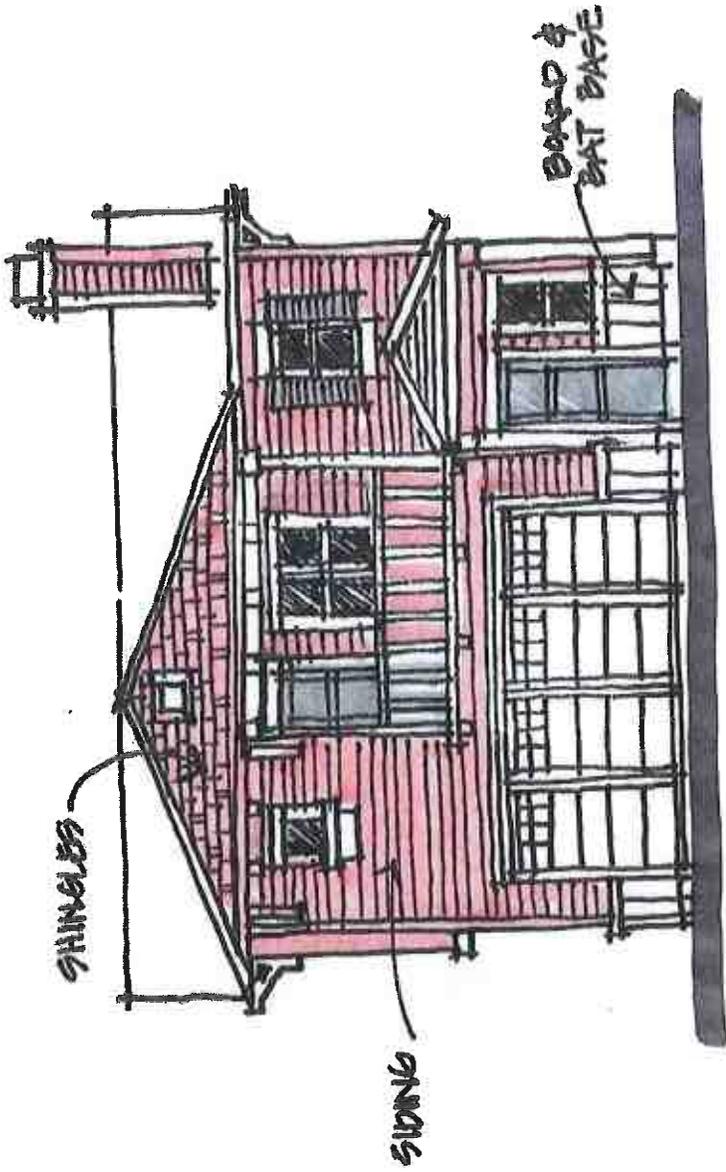
FIRST FLOOR PLAN

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



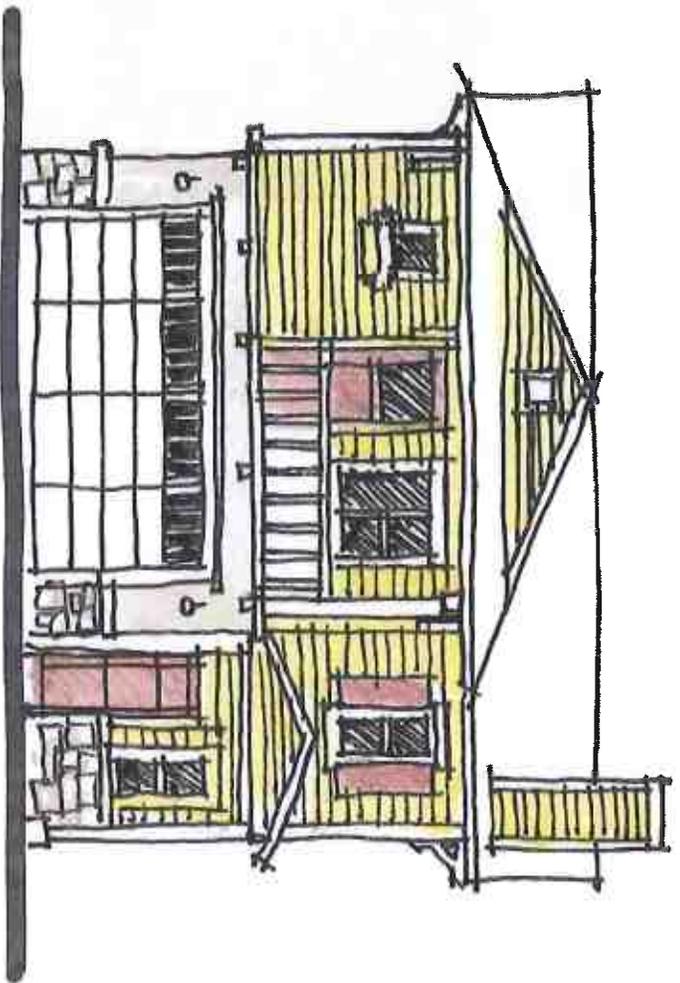
SECOND FLOOR PLAN

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



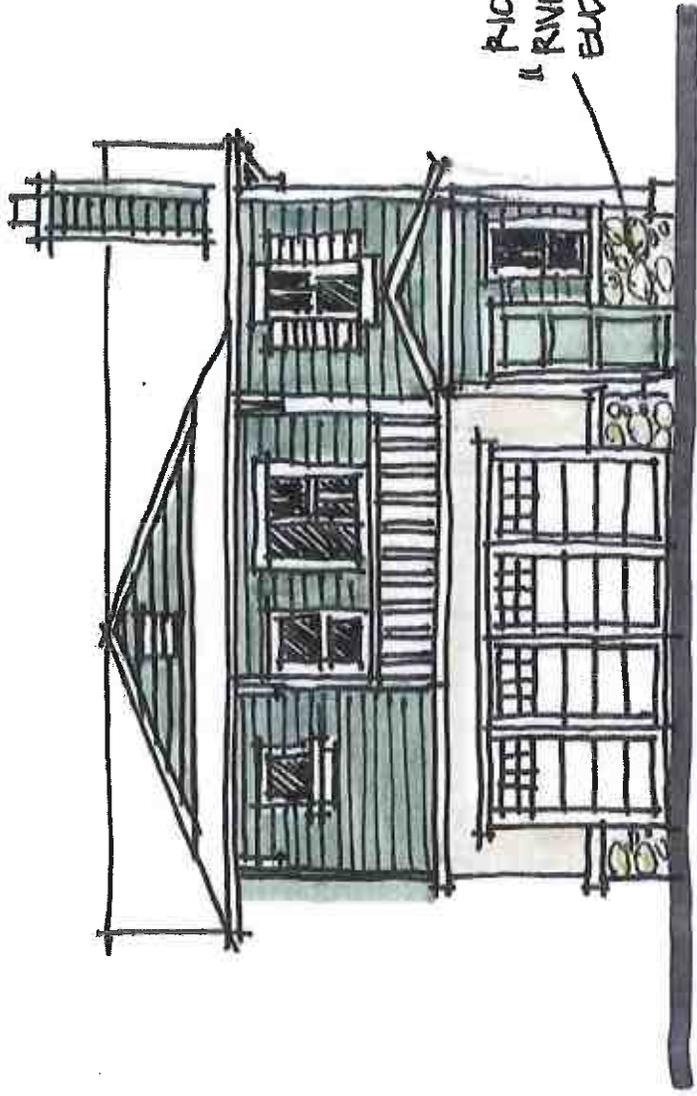
- 
 RED BARN SW 75A1
- 
 DONNO SW 69B9
- 
 ALASKA SW 7008

PLAN 1



- humble
gold
SW 6980
- bungle
house grey
SW 2849
- griffin
SW 7026
- wool skier
SW 6148

PLAN 1



RIO GRANDE
" RIVER ROCK
ELDORADO STONE

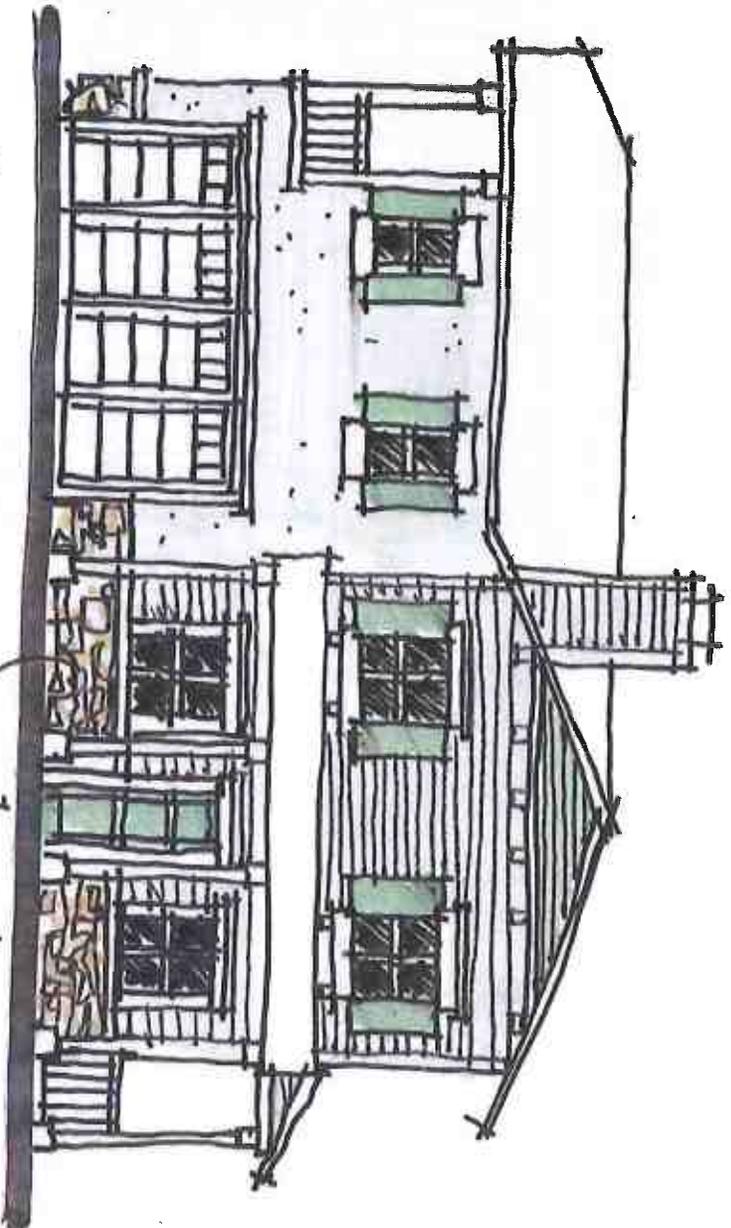
roycraft
bronze
green
SW 2846

bungle
house
grey
SW 2845

picnic
SW 6731

classical
white
SW 2829

PLAN 1



RARE GREY
SW 6199



PEWTER GREEN
SW 0208

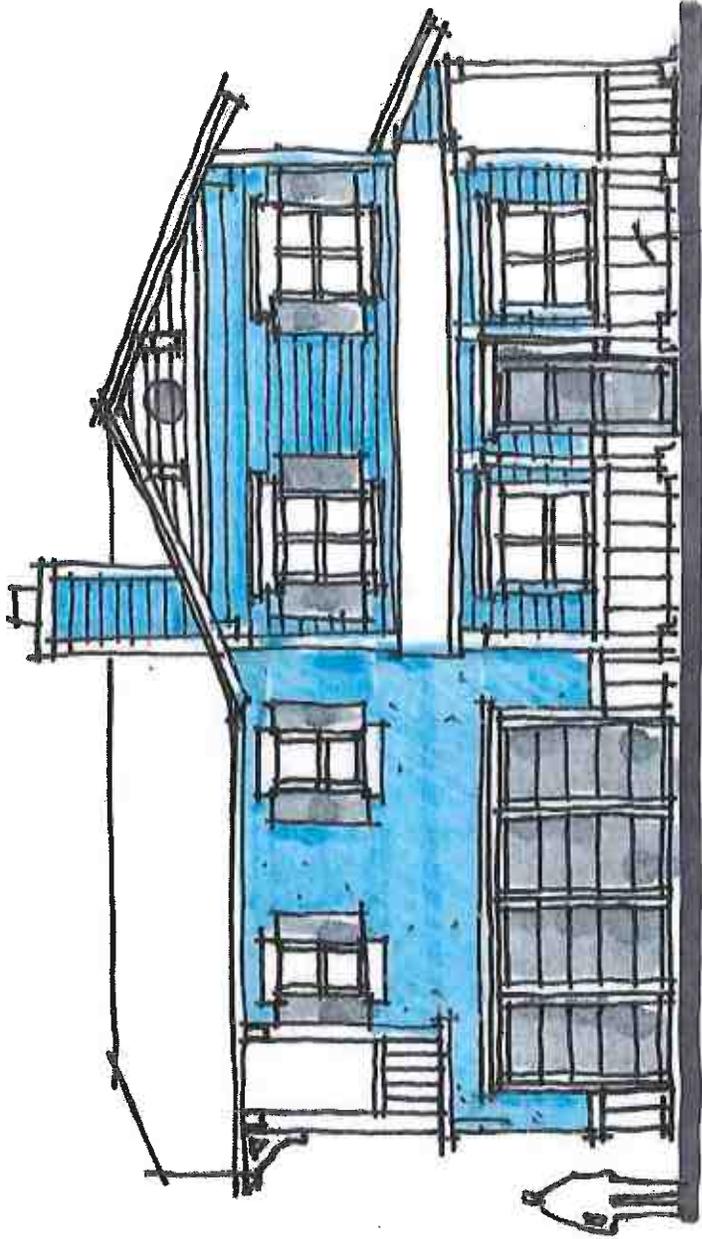


CASA BLANCA
SW 7571



STONE
"EUROPSIDO"
"LA PASTA"

PLAN 2



board & bot
walruscotte



Poolhouse
SW 7603



Pepper corn
SW 7674

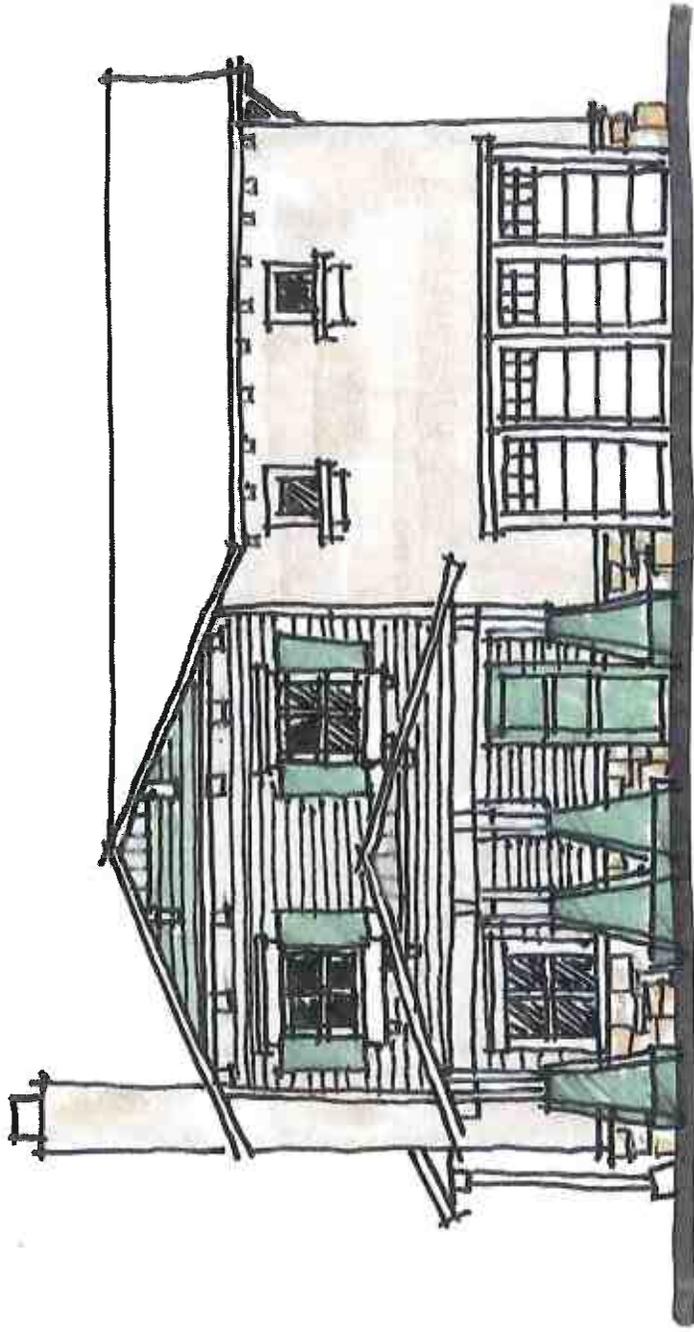


City loft
SW 7631

PLAN 2



PLAN 3



STONE
EL DORADO
"LA PLATA"



bungle
house
grey
SW2845



ROY CROFT
green
bronze
SW 2846



CLASSIC
WHITE
SW 2829

PLAN 3

Attachment 6

City of Buellton Design Review

Distribution:

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

VIA: Email Fax U.S. Mail Delivery

PROJECT: The Central Homes
 410 Central Avenue
 Buellton CA, 93427

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

DATE: 11/06/2018

CITY FILE NO:

REVIEWER: Greg Ravatt AIA

GENERAL NOTES:

1. **Project Consistency:** Project is generally compliant with Buellton's design guidelines. As project development progresses, please ensure consistency between each sheet. Please match the colors on the elevations (Sheet A-4) to the color swatches proposed as part of your building permit submittal for Planning Review. Please address all drafting inconsistencies between the floor plans, elevations, and the renderings (See Sheet A-1 and A-4 for Plan 1 as an example.) The colors called out on the elevation sheet do not match those on the colored elevation sheet. The color elevation sheet has elements that have been removed from the design (per the elevation). We will assume that the elevations shown on Sheets A-1 through A-3 are correct while the colors called out on Sheet A-4 are correct.

SITE DESIGN:

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

Remarks:

1. Comments have been addressed sufficiently.

Attachment 6

BUILDING DESIGN:

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

Remarks:

1. **Comments have been addressed sufficiently.** Please provide "complete w/correction" items upon Building Permit Submittal.

