



CITY OF BUELLTON

PLANNING COMMISSION AGENDA

**Regular Meeting of September 17, 2020 – 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.

CORONAVIRUS (COVID-19) ADVISORY NOTICE

Consistent with Executive Orders N-25-20 and N-29-20 from the Executive Department of the State of California and a Declaration of Local Health Emergency from the County of Santa Barbara, Planning Commission meetings will not be physically open to the public and one or more (or even all) Planning Commissioners may be teleconferencing into the meeting. To maximize public safety while still maintaining transparency and public access, members of the public can observe the meeting through the City's website, via City TV Live Stream at: <http://www.cityofbuellton.com/government/cityTV.php> and may provide public comment by sending comments via email to planning@cityofbuellton.com (reference subject matter or agenda item in the subject line of email). Please include name and address in contents of message. Comments will then be read into the record, with a maximum allowance of 3 minutes per individual comment, subject to the Chairman's discretion. All comments should be a maximum of 500 words, which corresponds to approximately 3 minutes of speaking time. If a comment is received after the agenda item is heard but before the close of the meeting, the comment will still be included as a part of the record of the meeting but will not be read into the record.

Any member of the public who needs accommodations can contact the Planning Department at 805-688-7474 and best efforts will be made to provide reasonable accommodations to provide as much accessibility as possible while also maintaining public safety in accordance with the City of Buellton's procedure for resolving reasonable accommodation requests.

CALL TO ORDER

Chair Patty Hammel

PLEDGE OF ALLEGIANCE

Commissioner Dan Heedy

ROLL CALL

Commissioners Bob Blokdyk, Dan Heedy, Aaron Liggett, Vice Chair Marcilo Sarquilla and Chair Patty Hammel

REORDERING OF AGENDA**PRESENTATIONS**

None

APPROVAL OF MINUTES**1. Minutes of the regular Planning Commission meeting of August 20, 2020****PUBLIC COMMENTS**

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

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS**2. Resolution No. 20-05– “ A Resolution of the Planning Commission of the City of Buellton, California, Recommending Approval of a Final Development Plan (19-FDP-01) and Lot Line Adjustment (19-LLA-01) for the Creekside Village – Mixed Use Development Project Located at 480 Avenue of Flags, Assessor’s Parcel Number 137-170-042 & -043, and Making Findings in Support Thereof”**

❖ *(Staff Contact: Contract Planner Irma Tucker)*

OTHER BUSINESS

None

WRITTEN COMMUNICATIONS**COMMITTEE REPORTS****PLANNING COMMISSIONER COMMENTS****PLANNING DIRECTOR REPORT****ADJOURNMENT**

To the next regularly scheduled Planning Commission meeting of Thursday, October 1, 2020 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

August 20, 2020 – 6:00 p.m.

City Council Chambers, 140 West Highway 246
Buellton, California

CALL TO ORDER

Chair Hammel called the meeting to order at 6:00 p.m. via Zoom

PLEDGE OF ALLEGIANCE

Commissioner Liggett led the Pledge of Allegiance via Zoom

ROLL CALL

Present via Zoom: Commissioners Dan Heedy, Aaron Liggett,
Vice Chair Marcilo Sarquilla and Chair Patty Hammel

Absent: Commissioner Bob Blokdyk

Staff: Planning Director Andrea Keefer (via Zoom), Contract City
Planner Irma Tucker (via Zoom), Public Works Director Rose
Hess, Assistant Planner Cara Meche via Zoom and Staff
Assistant/Planning Technician Clare Barcelona

REORDERING OF AGENDA

None

PRESENTATIONS

None

APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of June 18, 2020

MOTION:

Commissioner Heedy moved and Vice Chair Sarquilla seconded the motion to approve the Minutes of June 18, 2020

VOTE:

Motion passed with a 4-0 roll call vote.

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

2. **Resolution No. 20-04 – “A Resolution of the Planning Commission of the City of Buellton, California, Approving a One-Year Time Extension (20-TE-01) Request for Final Development Plan (14-FDP-02) for the Village Senior Apartments Project, Located Within the Village Specific Plan on Assessor’s Parcel Number 137-790-008, and Making Findings in Support Thereof”**

STAFF REPORT:

Assistant Planner Cara Meche presented the staff report.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

SPEAKERS/DISCUSSION:

The Applicant, Jim Bizzelle, introduced himself via Zoom and stated he was available for questions.

Chair Hammel opened the public hearing at 6:05 p.m. There being no speakers; the public hearing was closed at 6:06 p.m.

MOTION:

Commissioner Heedy moved and Vice Chair Sarquilla seconded the motion to adopt Resolution No. 20-04 – “A Resolution of the Planning Commission of the City of Buellton, California, Approving a One-Year Time Extension (20-TE-01) Request for Final Development Plan (14-FDP-02) for the Village Senior Apartments Project, Located Within the Village Specific Plan on Assessor’s Parcel Number 137-790-008, and Making Findings in Support Thereof”

VOTE:

Motion passed with a 4-0 roll call vote.

OTHER BUSINESS

None

WRITTEN COMMUNICATIONS

None

COMMITTEE REPORTS

None

PLANNING COMMISSIONER COMMENTS

Vice Chair Sarquilla reported that the first Community Cleanup event was a success and thanked volunteers and staff.

PLANNING DIRECTOR REPORT

Planning Director Keefer reminded the Commission of the upcoming “Land Use and Circulation Element Workshop” to be held via Zoom on Wednesday, August 26th at 6:00 p.m. She asked that they take the survey from the link that was emailed to them. She also congratulated the Green Team, staff and volunteers on a successful cleanup event.

ADJOURNMENT

Chair Hammel adjourned the meeting at 6:10 p.m. The next regular meeting of the Planning Commission will be held on Thursday, September 3, 2020 at 6:00 p.m.

Chair Patty Hammel

ATTEST:

Clare Barcelona, Planning Commission Secretary

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

CITY OF BUELLTON
Planning Commission Agenda Staff Report

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

To: The Honorable Chair and Commission Members

From: Irma Tucker, Contract City Planner

Meeting Date: September 17, 2020

Subject: **Resolution No. 20-05-- “ A Resolution of the Planning Commission of the City of Buellton, California, Recommending Approval of a Final Development Plan (19-FDP-01) and Lot Line Adjustment (19-LLA-01) for the Creekside Village – Mixed Use Development Project Located at 480 Avenue of Flags, Assessor’s Parcel Number 137-170-042 & -043, and Making Findings in Support Thereof”**

BACKGROUND

Owner: Creekside Village (AOF), LLC
Agent: Brandon Mann, MB Development Co.
Zoning: CR-SP (General Commercial - Specific Plan)
APNs: 137-170-042 & -043

The proposed project consists of a Final Development Plan (19-FDP-01) for the construction of one 3-story mixed-use building with corner courtyard and parking; and a Lot Line Adjustment (19-LLA-01) to eliminate the property line between the two existing parcels in order to allow for the proposed building to be situated on a discrete parcel (total acreage remains the same). The project is located on what will be a 1.64-acre site within the Avenue of Flags (AOF) Specific Plan, on one of the four Town Plaza Corners at the southwest corner of AOF and 2nd Street (**Attachment 1 – Vicinity Map**). The entire site is in the 100-year flood zone (**Attachment 2 – 100-Year Flood Zone Map**). The proposed mixed-use Art Deco building with enhanced corner courtyard represents a landmark development intended to anchor the City’s Town Plaza and downtown core. The applicant is requesting to participate in the Development Opportunity Reserve (DOR) program of development incentives/public benefits created by the Specific Plan. The DOR application will be acted on at a future date by City Council but is not part of this hearing.

Three existing one- and two-story buildings totaling 6,775 s.f. are proposed for demolition. The existing structures were originally a motel use; throughout the years commercial uses have occupied some of the units; the entire complex is currently a multi-family residential use occupied by nineteen (19) tenants. Surrounding uses consist of a vacant site approved for a mixed-use project to the north; Zaca Creek to the east; a vacant restaurant to the south; and the Avenue of Flags roadway and median to the west, with commercial and restaurant uses on the opposite side of the roadway.

On December 19, 2019, the Planning Commission conducted a preliminary review of the project application and expressed overall favorable comments regarding the proposed project. The Commission provided direction to Staff and the Applicant regarding items to be addressed in the project plans and materials submitted for public hearing, including: minor technical updates and design refinements; environmental review, as applicable; and conceptual terms to be considered as part of the DOR program. Planning Commission and Staff comments have

been addressed by the Applicant as described in the discussion below, and a revised set of plans and related information that address the comments have been submitted.

DISCUSSION

Project Features

The mixed-use development consists of 10,670 gross square feet (9,970 net leasable square feet) of ground floor commercial space; 64 residential units on the 2nd and 3rd floors; and ground level parking with 108 spaces, both outdoor and indoor via a parking garage under the residential units. Amenities include a ground level Town Plaza corner courtyard; and outdoor patios, landscaped areas, fitness center, bike room, club room, roof deck, and other site features for the residential uses.

Proposed uses for the mixed-use building are as follow:

Conditioned Space

● Commercial – Ground Floor Retail	10,670 s.f. (gross)
● Residential – 2 nd & 3 rd Floor, 64 units	43,080 s.f.
● Amenities, Circulation & Ancillary Space	<u>35,980 s.f.</u>
Conditioned Space - Gross Floor Area:	89,730 s.f.

Non-Conditioned Space

● Parking Garage – Ground Floor Podium (indoor)	26,420 s.f.
● Patios – 2 nd & 3 rd Floor (for Residential Units)	<u>7,180 s.f.</u>
Non-Conditioned Space – Gross Floor Area	33,600 s.f.
TOTAL GROSS FLOOR AREA	123,330 s.f.

Amenities include:

- Ground Floor (commercial and parking uses) - town plaza corner courtyard with specimen oak tree, landscaping, decorative hardscape, and outdoor furniture for dining; fitness center and bike room for residents; entry lobby on 2nd Street with elevator to residential uses; multi-purpose trail along Zaca Creek.
- 2nd and 3rd Floor (residential uses) - private outdoor patios for 36 of the 64 residential units, landscaped pedestrian pathways, decorative hardscape, bocce ball court, two laundry rooms, club room (2nd floor); roof deck (3rd floor) overlooking corner courtyard and 2nd Street, with fire pit, BBQ, prep counter, tables and lounge chairs.

The following materials are attached to the staff report:

- Applicant's Project Description (**Attachment 3**)
- Project Plans, date-stamped August 7, 2020 (**Attachment 4**), consisting of Site Plan, Landscape Plans, Floor Plans, Demolition Plan, Grading Plan, Improvement Plans, Color Exterior Elevations, Color & Materials Boards (images); Color 3D Illustrations, Lighting Plan
- Conceptual Signage Plan, date-stamped August 7, 2020 (**Attachment 5**)
- Lot Line Adjustment Map, date-stamped April 27, 2020 (**Attachment 6**)

Story poles were installed on August 14, 2020, 30 days prior to the public hearing. Photos of the story poles are included as **Attachment 7**.

Consistency With City Standards

The 1.64-acre project site is located in AOF Specific Plan District #4, on a portion of Opportunity Site #8, which is intended for a signature courtyard/plaza building with general commercial and mixed use, as proposed by the

Project. The underlying zoning designation is CR-General Commercial, with a corresponding General Plan Land Use designation of GC-General Commercial. The project is being reviewed for compliance with the Specific Plan as well as any applicable Municipal Code requirements.

Overall, the project as proposed conforms to AOF Specific Plan development and building standards; it also conforms to applicable sections of the underlying CR (General Commercial) zone (BMC § 19.02.220) and related development standards/procedures on which the AOF Specific Plan is silent.

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

Development Feature	City Requirement	Proposed Project	Project Consistency
Proposed Use(s)	General Commercial & Mixed-Use	Mixed-Use	Consistent
Siting of Land Uses	<u>Ground Floor on AOF Frontage:</u> • Non-Residential first 150' depth • No parking garages or similar	Retail	Consistent
	<u>Upper Floors:</u> • Non-Residential or Residential	Residential	Consistent
Building Types Allowed	Courtyard Corner (Town Plaza Corner)	Town Plaza Corner	Consistent
Setbacks & Bldg. Placement on Lots	Zero lot lines encouraged	Buildings placed along side & front property lines	Consistent
	Front/Side Property Lines: Max 20' setback (applicable to courtyard building types)	Front Setback: 1' – 3' Side Setbacks: 1' – 3'	Consistent
Setbacks for Town Plaza Corner Courtyard	AOF & 2 nd St. corner, ground-floor courtyard req't: Min 15', Max 55'	Corner Courtyard: Front Setback: 43' Side Setback: 43'	Consistent
Heights Allowed	Minimum: 16' ----- Maximum: 35' (w/out incentives) Max. Height at Property Line: 30' Add'l Height to be Setback 10'	Minimum: 28' ----- Predominant Max: 38' <u>3rd floor Height: 38'</u> (Front/Side Property Lines) Setbacks Vary: 1' – 43' Front (AOF): 1' – 43' (57% of frontage setback >10') Side (2 nd St.): 1'– 43' setbacks (66% of frontage setback ≥10') Side (So. P/L): 3'– 32' setbacks (50% setback at ≥10')	Consistent ----- Inconsistent; Allowable with Development Plan Modification ----- Consistent
	Architectural Features: Max. 50' (BMC § 19.04.110 (B))	Art Deco Tower Elements: 45'	
Minimum Lot Area	No minimum	1.64 acres	Consistent

Site Coverage	No maximum	61%	Consistent
Landscaping / Hardscaping	15% ; incl'g hardscape and setback areas fronting on streets	15.4%	Consistent

The proposed building footprint is 43,760 square feet, which is roughly 61% of the 71,438 square foot gross parcel area; this includes 26,420 square feet of ground-level covered parking garage under the podium deck. The remainder of the parcel area is utilized for landscape, hardscape (including the Town Plaza corner courtyard), outdoor parking, pedestrian/vehicular circulation, and Zaca Creek multi-use trail.

The proposed Project generally complies with the AOF Specific Plan development and building standards, as well as applicable regulations of the City's Zoning code and policies of the Buellton General Plan, with the following exceptions: building height overall and height setback at property lines, density, and parking; as noted in the discussion below.

The essentially rectangular shaped site is bounded by Zaca Creek, which flows as an open stream along the eastern (rear) property line; a minimum 50-foot creek corridor setback area for building structures has been provided, as required. The site is within the 100-Year Flood Zone; grading and/or flood-proofing are required to bring the building pad into compliance with the City's Floodplain ordinance. This has been included as a condition of approval for the project. There is an existing City sewer main located in the rear portion of the property; the proposed building has been situated to avoid conflict with the sewer main.

Building Height & Setbacks

In accordance with the AOF Specific Plan, the proposed development is considered a mixed-use, Town Plaza corner courtyard building. Per the Specific Plan and underlying baseline CR Zoning, a maximum 35 foot building height is allowed; the proposed building height is 38 feet at top of parapet (3 feet in excess of the baseline allowance). At strategic locations, architectural elements of the building façade and tower features extend slightly above top of parapet to approximately 45 feet; architectural features such as tower elements may extend to 50 feet per the Municipal Code.

Front and side setbacks may be provided but are not required. The project proposes variable 1 to 3-foot setbacks along the front (Avenue of Flags) and street (2nd Street) sides, and along the interior (southern) side. The Town Plaza corner courtyard results with building setbacks of 43 feet at the corner of Avenue of Flags and 2nd Street. A 50-foot building setback is required from Zaca Creek at the rear of the property; a variable 118 to 142 foot rear setback is provided, generally following the top-of-bank creek contour. Parking, drive aisles and trails are allowable uses within the creek setback area. The building footprint is consistent with setback requirements in the Specific Plan, except as noted below.

Per the AOF Specific Plan Form-Based Code, building façade standards call for variation, with vertical/horizontal articulation and facades to broken into appropriate modules. Facades shall be a minimum of 2 stories and a maximum of 3 stories at the property line. A maximum building height of 30 feet is allowed at the property lines, additional height is allowed if setback at least 10 feet. The Project generally meets the intent of the façade standards and has provided façade modules and articulation as called for. The Art Deco building design and articulation of the facade modules has resulted with portions (approx. 58%) of the 3rd floor facades above 30 feet in height that are setback greater than 10 feet (varies from 10 to 43 feet) along the front and side property lines.

Table 2 below shows the portions of the building façades that *do (do not) observe the building height setback requirement.

Table 2
PROPERTY LINES & BUILDING HEIGHT SETBACKS

Maximum Building Height at Property Line = 30'

Additional Height to Be Setback = 10'

Property Line (P/L)	Length of Building Pad Along P/L	Portions of P/L With Building Height Setback of 10' to 43'		Percent of P/L With Building Height Setbacks of 1' to 8'
		Lineal Feet of P/L	Percent	Percent
Front P/L Avenue of Flags	173'	100'	* 57%	(43%)
Side P/L – North 2 nd Street	260'	173'	* 66%	(34%)
Side P/L – South Interior parcel line	260'	131'	* 50%	(50%)
		Averages:	* 58% * Meets height setback	(42% average) (does not meet height setback)

Building Height and Height Setback Modification

The increased height of 3 feet above the 35 foot baseline CR zoning allowance and the façade height setback deviation where the 38 foot facade heights exceed the 30 foot allowance at the property line would require a plan modification in accordance with BMC 19.08.120 (g), which allows the Planning Commission to modify height requirements when it finds that such modifications are justified.

The Form-Based Code is intended to allow for flexibility in building design, massing and site layout. Façade standards call for minimum 2 stories and maximum 3 stories at the property line. The Town Plaza corner courtyard building has been thoughtfully designed to embrace the Art Deco style and fulfill the Specific Plan vision to provide a signature development located at the core of Buellton’s downtown.

Flexible interpretations of the Form-Based Code standards are warranted, given the proposed Project’s Town Plaza corner location and suitability of the site for a landmark building. Staff is in support of a plan modification as the appropriate mechanism to address the relatively minor height deviation from the Zoning Ordinance and Form-based Code standards, specifically to allow for the increased 3-foot building height overall, and 8 foot building height setback deviations along portions of the front and side facades that are above 30 feet at the property line. The façade height deviations are primarily located at the distinctive vertical tower elements that add architectural character and diversity consistent with the Art Deco design style called for by the Specific Plan.

Residential Density

The mixed use project proposes to construct 64 residential rental units (apartments) on the 2nd and 3rd floors, consisting of a mix of studio (10 units), 1-bedroom (30 units) and 2-bedroom (24 units) dwellings. The baseline underlying CR Zoning allows a maximum residential density of 15 units per acre for mixed use project, which would result in 24 allowable units for the subject property.

The proposed density of residential use (64 units) is 38 dwelling units per acre. Per the AOF Specific Plan, a residential density range of 20 – 40 units per acre is potentially allowed with the Development Opportunity Reserve (DOR) program. The Applicant is requesting a DOR incentive/benefit package to address the proposed density; the specific terms of the DOR package would be determined as part of a future action by the City Council and formalized in a Development Agreement. A Summary of Proposed Conceptual DOR Terms is set forth in **Attachment 8** hereto.

Affordable Housing Ordinance

In accordance with the City’s Affordable Housing Ordinance, BMC Chapter 19.16, the residential component of the proposed mixed-use project is subject to 15% inclusionary housing requirement and would require the construction of an estimated 10 affordable housing units on-site. Compliance with the Affordable Housing Ordinance is included in the conditions of approval for the Project.

The Applicant has provided occupancy status and preliminary income information for the existing 19 tenants currently residing on the property. Updated occupancy status and income verification in accordance with BMC Section 19.16.022 may be required.

Per BMC Section 19.16.016, replacement housing would be required for existing tenants. BMC Section 19.16.016 B.5 provides an inclusionary offset provision that would likely apply to this property, whereby two units of the replacement housing requirement are removed for each unit of inclusionary housing provided; thus, the 10 units of inclusionary housing required would result in a potential offset of 20 units from the 19 required replacement units, which may effectively remove the provision of replacement housing for this project.

Relocation assistance would also be required for the 19 existing tenants. Relocation assistance shall be provided as set forth in BMC section 19.16.017, which includes, but is not limited to, provisions for noticing and payment to tenants. These requirements will be included as a condition of approval for the project.

Parking

Ground level parking is proposed, consisting of: an indoor parking garage underneath the podium that supports 2nd and 3rd floors; and outdoor parking at the rear of the property. The proposed parking is partially inconsistent with the AOF Specific Plan and applicable Zoning Code parking standards, as set forth in Table 3.

TABLE 3 - PARKING ANALYSIS

Use Phase I	Proposed Area (or Factor)	Parking Space Ratio	Parking Req'd	Parking Provided
Commercial	10,670 sf	1 per 300 sf	36	5
Residential	64 units: 10 – Studio 30 - 1-bedroom 24 - 2-bedroom Visitor Parking	1 per unit 1 per unit 2 per unit 1 per each 5 unit	101 10 30 48 13	103
TOTALS			137	108 Inconsistent w/ Stds
Handicapped (counts toward total number of spaces provided)	Per total number of spaces on site	3 spaces for site with 81 – 120 spaces	3	5

Loading Space	Commercial Uses w/ floor area of 3,000+ s.f.	1 space	1 space (10 ft. x 30 ft).	1
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Proposed uses and related parking required/proposed are summarized below.

- o Commercial: 10,670 square feet gross floor area proposed. At a 1:300 ratio for retail uses, 36 parking spaces are required; additional parking may be required for employees of any restaurant uses. The project proposed to provide 5 indoor (garage) spaces. At this time no commercial tenants have been secured so the parking calculation is an estimate, and does not take into consideration additional employee parking that may be required for restaurant uses..
- o Residential: a total of 64 units are proposed, consisting of studio, 1-bedroom and 2-bedroom units. 101 parking spaces are required, and 103 spaces are provided.
- o Total parking required is 137 spaces, while 108 spaces are proposed, a resulting shortage of 29 spaces
- o The required one (1) loading space for commercial uses is provided.
- o Bicycle parking: a bike room for residents is proposed provides space for a maximum of 66 bicycles; bike racks for the public are not shown and may be determined to be required by the Planning Commission

The Project proposes to provide on-site vehicular access (ingress/egress) to the southerly neighboring site meant to allow for alternative traffic patterns during special events on the Avenue of Flags as envisioned by the community and the Specific Plan. To fulfill this request, the Project’s parking layout needed to eliminate a handful of potential parking spaces at the south-eastern portion of the site that would have been otherwise available toward meeting the Project’s parking requirement.

Per the AOF Specific Plan, a parking reduction may potentially be allowed with the DOR program. While the DOR aspect of this project is not before the Planning Commission, for your information the Applicant is requesting consideration of a DOR incentive/benefit package to address the shortage of 29 parking spaces (21% reduction proposed). The specific terms of the DOR package will be determined as part of a future action by the City Council and formalized in a Development Agreement. A Summary of Proposed Conceptual DOR Terms is set forth in **Attachment 8** hereto. The actual terms of the DOR agreement (if approved) would lie within the purview of the City Council. While the DOR terms are not before the Planning Commission, the Commission may wish to include within its recommendation to the City Council a component which addresses the DOR agreement and whether the proposed terms included within Attachment 8 are viewed by the Commission as being adequate to compensate the City for the concessions being requested. While such a recommendation would only be advisory in nature, it may provide the City Council with useful information as they consider the requested agreement. Recommendations on the DOR agreement would not be included within the resolution adopted by the Planning Commission but would be forwarded to the City Council through the staff report for the hearing on the matter.

It should be noted that, as part of the Environmental Review process (discussed later in this report), a Traffic & Parking Study was conducted for the Project. The Study determined that adequate on-street parking is available to satisfy the Project’s parking shortfall.

Architectural Design

Overall, the Project generally complies with the Art Deco design as well as the Specific Plan vision for a landmark corner courtyard building at the prominent Town Plaza intersection of 2nd Street and Avenue of Flags. Architectural Design Review by the City’s contract Architect has been completed for the Project. Comments

from the design review process (set forth in **Attachment 9**) have generally been addressed by the Project; additional detail has been requested regarding roof drainage, details of key architectural elements and updating of digital color and materials boards to match elevations; this would be required as a condition of approval.

The main trash collection enclosure is located on the ground floor, indoors adjacent to the parking garage. Trash collection stations are provided for the residences on the 2nd and 3rd floors. The City's trash collection service, Marborg, has reviewed the trash/recycling area plans and has provided a letter of approval (**Attachment 10**).

Privacy screening for private patios which abut one another on 2nd and 3rd floors shall be described and shown on future iterations of floor plans submitted as part of building plans, as applicable. This will be a condition of approval.

Landscaping/Hardscape

A minimum of 15% landscaping of net site area is required in CR zones, of which a maximum 25% may be hardscape. The project is required to provide 10,703 s.f. of landscape area. The plans indicate that approximately 11,012 s.f. (15.4%) of the project site will be landscaped; of this amount, 2,430 s.f. is hardscape (a maximum of 2,675 is allowed). Landscaping is located in corner courtyard (softscape), parking area, creek trail borders and top-of-bank to east property line, building perimeter, 2nd Street plantings, Avenue of Flags trees. Hardscape areas consist of decorative Art Deco paving patterns and other hardscape elements in the corner courtyard area.

Privacy screening for private patios which abut one another on 2nd and 3rd floors shall be described and shown on future iterations of landscape and/or floor plans submitted as part of building plans, as applicable. This will be a condition of approval.

The landscape plan shows 7 mature trees (including 2 tree clusters) to be removed. A Tree Inventory is included in the Landscape Plans, and while one of the tree clusters is identified as a Live Oak, the cumulative total measurement of the stem diameters at breast height does not meet the minimum standards of 12 inches required to be considered a protected tree under the City's Native Tree Protection Ordinance (BMC 12.32). The Tree Inventory states that 20 one-gallon oak seedlings are required as mitigation for 2 mature oaks removed; this is incorrect as no existing trees are noted in the tree survey that would qualify for protection. The conditions of approval will require the Tree Inventory (sheet T-1.0) to be updated accordingly.

Street tree varieties proposed for Avenue of Flags and 2nd Street will be reviewed as part of the street improvement plans.

Irrigation plans shall be included with future iterations of the project landscape plans submitted for building permit review and shall include a statement referencing compliance with applicable water efficiency landscape measures; this is a condition of approval.

Top-of-bank and related 50 foot setback for Zaca Creek is shown on plans; parking, multi-purpose trails and drive aisles are allowable uses within the setback area. A 10-foot wide multi-purpose Creekside Trail is proposed.

Residential Open Space

An open space area of two-hundred fifty (250) square feet per residential unit, exclusive of the required landscaping, shall be provided for mixed-use projects. The open space areas shall contain usable amenities, and private patio or balcony areas may be included in the required area. The proposed 64 residential units would require 16,000 square feet of open space. Project plans indicate that 16,190 square feet of open space are provided. Usable amenities counted toward meeting the open space requirement include: portion of the Corner Courtyard hardscape; the Creekside Trail; private patios on the 2nd and 3rd floors; podium open space on the 2nd

floor, which includes a bocce ball court; and a roof deck on the 3rd floor, which includes barbecue and prep counter, tables, chaise lounges, and fire pit. Not counted toward the open space requirement, but provided as a communal amenity to residents, is a club room on the 2nd floor.

Signage

Municipal Code signage allowances for commercial zones are calculated at one square foot of sign area per lineal foot of the longest street property frontage, and an additional one-half square foot of sign area per lineal foot of side/secondary street frontage. Any case in which the aggregate sign area exceeds four hundred (400) square feet requires a minor use permit.

With approximate street frontages of 360 feet along Second Street (longest frontage) and 182 feet on Avenue of Flags (secondary frontage), it is estimated that a maximum aggregate sign area of 451 square feet is allowed for the Project. However, a Minor Use Permit will be required if the final overall proposed sign area exceeds 400 square feet. The sign allowance will be included in the conditions of approval.

The project plans show approximate location and basic dimensions for proposed signage on ground floor building facades and awnings; additional signage to be determined. A Conceptual Signage Plan (**Attachment 5**) has been submitted with the project plans and reflects designs which appear to be aesthetically compatible with the Art Deco design styles and applicable standards of the AOF Specific Plan.

A separate sign permit will need to be submitted prior to Zoning Clearance. The sign permit application shall include a Master Sign Program reflecting design details and dimensions for all proposed signage (wall, awning, building identification, suspended/projecting, tenant/building directory, individual tenant, door, window, directory, etc.) and in sufficient detail to allow for calculation of compliance with the City's Sign Ordinance (Municipal Code Section 19.04).

Lighting

The project plans provide some information on exterior lighting. General location and types of exterior wall-mounted light fixtures on ground floor, 2nd and 3rd floors of the building structure are shown. The exterior light fixtures appear to be generally consistent with the Art Deco style and dark sky friendly; ratings below 3500 Kelvin are recommended. Security lighting for the outdoor parking area needs to be further detailed as part of the building plans. Outdoor lighting shall be shielded in a manner that prevents a direct line between its luminary and any residentially zoned or residentially developed parcel. Within 50 feet of residential uses, lighting shall be installed no higher than 20 feet above the ground directly below the light fixture. All exterior lighting shall be dark sky friendly and consistent with Art Deco design style.

Photometric lighting plan is provided for the ground floor as well as the 2nd and 3rd floors. The City's Mixed Use Ordinance (BMC Chapter 19.18) requires that outdoor lighting shall not exceed the following levels: one-half foot-candles at property line if the subject property abuts a residential zoning district or use; and two foot-candles at the property line if the subject property abuts a non-residential zoning district. This requirement shall apply to wall-mounted exterior lighting on the ground floor, the residential buildings on the 2nd and 3rd floors, as well as perimeter lighting, path lighting, and security lighting in the exterior parking lot. The Photometric Lighting Plans shall be updated as applicable to comply with this requirement. Outdoor lighting on the 2nd and 3rd floor residential buildings, and any lighting impacting these residential uses, shall also comply with the Mixed-Use Ordinance requirements.

Project Access & Public Improvements

Vehicular access to the project is provided via one main driveway along Second Street, at the rear of the property. The driveway provides access to both the exterior parking area and indoor parking garage; potential future

through-access is provided to the adjacent property on the south, thereby creating a secondary circulation route as envisioned by the AOF Specific Plan.

Ground-floor pedestrian access to the commercial uses is provided along Avenue of Flags and Second Street. Residential uses are accessed through an entry/elevator lobby on Second Street, as well as via stairs in the parking garage and at the southwest corner of the building off of Avenue of Flags. Pedestrian circulation on the 2nd and 3rd floors is provided via interior walkways and courtyards. The path of travel throughout the entire site needs to be further defined as part of the building plans.

Drive aisle, parking lot and multi-purpose trail construction that impact Zaca Creek, including any improvements adjacent to the existing flood control structures, need to be coordinated with Public Works and applicable regulatory agencies (e.g. Dept of Fish & Wildlife, Water Quality Control Board, etc.); appropriate permits shall be obtained.

The project would be conditioned to provide street and sidewalk improvement plans at time of building plan review. Features on Avenue of Flags will need to include the brickwork and lighting that matches other locations on the Avenue, and other applicable specifications (e.g. street furniture, streets trees) described in the AOF Specific Plan.

Lot Line Adjustment

The subject property currently consists of 2 lots, Assessor's Parcel Numbers 137-170-042 & -043. The proposed building would be bisected by lot line for these parcels, a condition which is not allowed by building codes. The Applicant proposes to remove the interior lot line of the 2 parcels, thereby creating one proposed parcel, described as Parcel 1 of 19-LLA-01. Total acreage of the subject property will remain the same.

A Lot Line Adjustment (LLA) map (**Attachment 6**) and related permit application have been submitted for this purpose; the LLA permit is being processed concurrently with the FDP application. The proposed lot line adjustment does not result in any changes in land use or density and no additional lots will result.

Building Department Comments

The Santa Barbara County Building Department submitted comments via correspondence dated March 27, 2020 (**Attachment 11**). Building Department comments are included in the conditions of approval for the project.

Fire Department Comments

The Santa Barbara County Fire Department submitted comments via correspondence dated February 10, 2020 (**Attachment 12**). Fire Department comments are included in the conditions of approval for the project.

Planning Commission Comments

A Preliminary review of the Project was held on December 19, 2019, by the Planning Commission, at which time the Commission expressed overall favorable comments toward the proposed development. Highlights of the Planning Commission comments reflected below:

1. Likes: Overall design of site and buildings, Art Deco elements, open and spacious feeling, amenities provided in general and in particular for residents, private bike storage room
2. While the project may appear a little too dense, this property (Town Plaza Corner) is a good strategic location for the residential density being proposed. The density and building height seem appropriate for the site and are consistent with the maximum density/height ranges potentially allowed in the Avenue of Flags Specific Plan under the DOR incentive program.

3. Request for reduced parking may be addressed with the DOR program. Parking may not be as big of an issue in the future as the Avenue is built out and additional parking opportunities/alternatives are identified.
4. High quality project, would serve as a catalyst for future development on the Avenue.
5. Questions/ items requiring further clarification and responses from the applicant:
 - a. **Trash collection access for residents.** We have an approved Trash Collection Area located on the Ground Level that has been reviewed and approved by Marborg, see attached letter of approval from Marborg dated 18 March 2020. Also we have located the ground floor trash receptacles so that they are in a room directly below the the Trash /Recycle Rooms on the Second and Third Flors shown on the plans. As we move forward with more detailed design we will locate the Trash and Recycle chutes on future sets of plans during Design Development and Construction Document phases or work.
 - b. **Garage security.** The Ground Floor Parking Garage structure has been designed with security, supervision and controlled access in mind. There is one central point of vehicular access to the site from Second Street to the north with two separate driveways that provide access to under structure parking. The parking area is open and unobstructed for clear visibility and supervision. Pedestrian access can be controlled by lockable security doors and gates located to the north, northeast and southeast areas of the building. The parking structure has been adequate lighting to be safe and secure during the day and in the evening hours. A photometric study has been developed which indicates the level of parking lot lighting provided. In addition, should additional security gates be desired to control vehicular parking these could be added at the main site entry or at the two driveway entries into the parking structure.
 - c. **Amenities for children.** This project is not designed as a primarily family oriented development. It is designed for the working young-adult/adult community. While the project does have ample open space on the second floor that could be used by children, these apartments are studios, 1 bedrooms, and 2 bedroom units with no 3 or 4 bedrooms currently designed. Buellton and the Santa Ynez Valley provide a lot of family oriented housing and the new median designs look to incorporate family oriented amenities.

ENVIRONMENTAL

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 uses were adequately addressed in the prior Mitigated Negative Declaration prepared for the Specific Plan pursuant to the California Environmental Quality Act. Applicable mitigation measures consistent with that document have been included in the Project conditions of approval.

As part of the site-specific initial environmental assessment of the proposed project, a Traffic & Parking Study dated March 9, 2020 (**Attachment 13** hereto) was prepared for the Project by Associated Transportation Engineers . The Study determined that:

1. the Project would not contribute to cumulative traffic impacts at the eight key study area intersections analyzed in the AOF Specific Plan MND
2. the Project's proposed site access and circulation plan would adequately accommodate Project traffic and would not upset traffic along Second Street adjacent to the Project driveway

3. Adequate on-street parking is available to satisfy the Project's parking shortfall

As a result of the findings in the Traffic & Parking Study, no additional mitigation measures are required.

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. 20-05.

RECOMMENDATION

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

Resolution No. 20-05 – “ A Resolution of the Planning Commission of the City of Buellton, California, Recommending Approval of a Final Development Plan (19-FDP-01) and Lot Line Adjustment (19-LLA-01) for the Creekside Village -- Mixed Use Development Project Located at 480 Avenue of Flags, Assessor's Parcel Number 137-170-042 & -043, and Making Findings in Support Thereof”

ATTACHMENTS

Planning Commission Resolution No. 20-05 (recommending approval of Project with conditions of approval)

- Attachment 1: Vicinity Map
- Attachment 2: 100-Year Flood Zone Map
- Attachment 3: Applicant's Project Description
- Attachment 4: Project Plans, date-stamped August 7, 2020: Site Plan, Landscape Plans, Floor Plans, Demolition Plan, Grading Plan, Improvement Plans, Color Exterior Elevations, Color & Materials Boards (images); Color 3D Illustrations, Lighting Plan
- Attachment 5: Conceptual Signage Plan, date-stamped August 7, 2020
- Attachment 6: Lot Line Adjustment Map, date-stamped April 27, 2020
- Attachment 7: Story Pole Photos
- Attachment 8: Summary of Proposed Conceptual DOR Terms
- Attachment 9: Design Review Comments dated August 24, 2020
- Attachment 10: Marborg Letter
- Attachment 11: Building Department comments
- Attachment 12: Fire Department Comments
- Attachment 13: Traffic & Parking Study dated March 9, 2020

PLANNING COMMISSION RESOLUTION NO. 20-05

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUELLTON, CALIFORNIA, RECOMMENDING APPROVAL OF A FINAL DEVELOPMENT PLAN (19-FDP-01) AND LOT LINE ADJUSTMENT (19-LLA-01) FOR THE CREEKSIDE VILLAGE MIXED USE DEVELOPMENT PROJECT LOCATED AT 480 AVENUE OF FLAGS, ASSESSOR’S PARCEL NUMBER 137-170-042 & -043, 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 Creekside Village (AOF), LLC, property owner, and Brandon Mann, MB Development Co., agent, hereinafter jointly referred to as “Applicant”, requesting approval to develop a mixed-use project on 1.64 acres of vacant land located at 480 Avenue of Flags, on the south-east corner of its intersection with Second Street, Assessor’s Parcel Number 137-170-042 & -043 (the “Site”). The Site is located within the boundaries of the Avenue of Flags (AOF) Specific Plan; the underlying zoning is CR (General Commercial) zone with a General Plan land use designation of General Commercial.

SECTION 2: The proposed project consists of:

- A. Final Development Plan (19-FDP-01)** for the construction of one 3-story mixed-use building with corner courtyard and parking.
- B. Lot Line Adjustment (19-LLA-01)** to eliminate the property line between the two existing parcels in order to allow for the building to be situated on a discrete parcel. Three existing one- and two-story buildings are proposed for demolition. Located on what will be a 1.64 acre parcel at the southeast corner of Avenue of Flags and Second Street, the proposed new building will be an average of 38 feet in height with tower elements extending to approximately 45 feet.

The mixed-use development consists of 10,670 gross square feet (9,970 net square feet) of ground floor commercial space; 64 residential units on the 2nd and 3rd floors; and ground level parking with 108 spaces, both outdoor and indoor via a parking garage under the residential units. Amenities include a ground level Town Plaza corner courtyard; and outdoor patios, landscaping and decorative hardscape areas, fitness center, bike room, club room, roof deck, and other site features for the residential uses. Architectural style is Art Deco, consistent with the AOF Specific Plan and with applicable Community Design Guidelines.

SECTION 3: All proceedings having been duly taken as required by law, and upon review of the information provided in the staff report, consideration of the testimony given at the public hearing, as well as other pertinent information, the Planning Commission finds the following:

A. Record. Prior to rendering a decision on the Project, the Planning Commission considered the following:

1. All public testimony, both written and oral, received in conjunction with that certain public hearing conducted by the Planning Commission on September 17, 2020 (“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 19-FDP-01 and the set of project plans date-stamped August 7, 2020
 - b. The project file for 19-LLA-01 and the Lot Line Adjustment Map date-stamped April 27, 2020
 - c. The staff report dated September 17, 2020.

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 September 3, 2020 (the “PC Public Notice”), a minimum of 10 days in advance of the PC Public Hearing conducted on September 17, 2020.
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 September 3, 2020, a minimum of 10 days in advance of the PC Public Hearing.
3. The PC Public Notice was posted in two public locations on September 3, 2020, a minimum of 10 days in advance of the PC Public Hearing.

C. Environmental Review. In accordance with the requirements of the California Environmental Quality Act, California Public Resources Code section 21000 *et seq.*, the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, sections 15000 *et seq.*, and the Environmental Impact Report Guidelines of the City of Buellton (collectively, “CEQA”), the proposed Project uses are consistent with and therefore were adequately addressed in the prior Mitigated Negative Declaration prepared for the Specific Plan pursuant to the California Environmental Quality Act. Applicable mitigation measures have been included in the Project conditions of approval.

D. Consistency Declarations. Based on (i) the evidence presented in the project file (incorporated herein by reference), (ii) consultations with affected City Departments,

and (iii) testimony and comments received in connection with the PC Public Hearing, the Planning Commission does hereby declare as follows:

1. Final Development Plan (19-FDP-01).

a. Findings:

- i.** That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the density and intensity of development proposed because the project site is appropriately designated for such uses under the City's General Plan, the Avenue of Flags Specific Plan, zoning is consistent, and the proposed site improvements and conditions of approval allow for adequate circulation around and through the site.
- ii.** No adverse impacts have been identified with this project through the incorporation of conditions of approval.
- iii.** That streets and highways are adequate and properly designed pursuant to the requirements of the City Engineer and the traffic study.
- iv.** That there are adequate public services, including but not limited to fire protection, water supply, sewage disposal, and police protection to serve the Project. The Public Works Department is able to provide water and sewerage service to the Project. The Building & Safety Division and the Fire Department have provided conditions of approval to address their concerns. The Sheriff's Department has no concerns with the Project.
- v.** That the Project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will be compatible with the surrounding area. The mixed-use Project is consistent with the use intended for the site per the Avenue of Flags Specific Plan. The proposed three-story building is expected to be compatible with nearby existing and planned multi-story mixed-use, commercial and multi-family residential land uses.
- vi.** That the project is in conformance with the applicable provisions of Title 19 of the Municipal Code and the General Plan. With imposition of the conditions of approval, the project complies with both the General Plan and Title 19 (Zoning).

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

2. Building Height and Height Setback Modification (Municipal Code Section 19.08.120 (G)).

a. Findings:

- i. The increased height will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding areas. The modification would allow for an increased three (3) foot building height overall, and eight (8) foot facade height setback deviations along portions of the front and side facades that are above 30 feet at the property line. The proposed mixed-use development meets the overall goals and intent of the Avenue of Flags Specific Plan which envisions a landmark, signature corner-courtyard building at this prominent Town Plaza location at the core of Buellton's downtown. The 3 foot height increase is a relatively minor deviation given the landmark nature and design of the building. The facade height setback deviations are primarily located at the distinctive vertical tower elements that add architectural character and diversity consistent with Art Deco. The proposed development will serve to provide a potential economic stimulus for the downtown area, which will enhance the overall convenience and general welfare of the surrounding neighborhood.
- ii. The increased height would not be incompatible with the surrounding area because the proposed building heights are envisioned as part of the Avenue of Flags Specific Plan. A multi-story mixed-use development has been entitled on the adjacent Town Plaza corner across 2nd Street to the north, and a 3-story multi-family residential project has been constructed nearby on 2nd Street. Further north on the opposite side of Avenue of Flags and at a higher relative street grade, a 3-story mixed use building (Vintage Walk) has been constructed. The proposed building heights are comparable to or lower than the nearby Marriot Hotel on the opposite side of Highway 101 to the east, which has architectural elements extending to a height of 46 feet.

- iii. The increased height conforms with other applicable provisions of Title 19 (Zoning), with the Avenue of Flags Specific Plan and with the Community Design Guidelines.

3. Lot Line Adjustment (19-LLA-01)

a. Findings:

- i. The lot line adjustment does maintain a position with respect to General Plan consistency, parcel design, minimum lot area, environmental quality, and public health and safety criteria as specified in this title and other applicable Municipal Code and state law provisions relating to real property divisions, which is equal to or better than the position of the existing lots before adjustment. The proposed lots meet all lot size and parcel design requirements of the General Plan, Municipal Code, and the Avenue of Flags Specific Plan.
- ii. The adjustment will not have the effect of creating a greater number of parcels than are buildable in compliance with applicable provisions of this Ordinance, or the Zoning Ordinance (Title 19 of this Code) than what exists before adjustment. The purpose of the adjustment is to eliminate the property line between the two existing parcels in order to allow for the proposed new building to be situated on a discrete parcel; total acreage remains the same.
- i. Any parcel resulting from the adjustment will not conflict with applicable regulations in the Zoning Ordinance as the proposed parcels meet the minimum lot size requirements of the Zoning Ordinance and the Avenue of Flags Specific Plan,

SECTION 4: Based on the findings set forth in Sections 2 and 3, and subject to the conditions attached hereto, the Planning Commission hereby recommends approval to the City Council of a Final Development Plan (19-FDP-01) and Lot Line Adjustment (19-LLA-01) for the Creekside Village Mixed-Use Project located at 480 Avenue of Flags.

PASSED, APPROVED and ADOPTED this 17th day of September, 2020.

Patty Hammel
Chair

ATTEST:

Clare Barcelona
Planning Commission Secretary

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

I, Clare Barcelona, Planning Commission Secretary of the City of Buellton, do hereby certify that the foregoing Resolution No. 20-05 was duly approved by the Planning Commission of the City of Buellton at a meeting held on the 17th day of September, 2020, by the following vote, to wit.

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

IN WITNESS WHEREOF, I have hereunto set my hand this 17th day of September, 2020.

Clare Barcelona
Planning Commission Secretary

CONDITIONS OF APPROVAL

CREEKSIDE VILLAGE – MIXED-USE DEVELOPMENT
480 AVENUE OF FLAGS
FINAL DEVELOPMENT PLAN 19-FDP-01
LOT LINE ADJUSTMENT 19-LLA-01

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 by Creekside Village (AOF), LLC, property owner, and Brandon Mann, MB Development Co., agent, hereinafter jointly referred to as “Applicant”, for approval of a **Final Development Plan (19-FDP-01) and Lot Line Adjustment (19-LLA-01)** (“Application”) to develop a three-story mixed-use project on 1.64 acres of vacant land located at 480 Avenue of Flags, on the south-east corner of its intersection with Second Street, Assessor’s Parcel Number 137-170-042 & - 043 (the “Property”). Three existing one- and two-story buildings are proposed for demolition.

The Project plans that are included in this approval are date-stamped August 7, 2020. The approved color palette is shown on the color and materials boards (digital images in Project Plans). 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 Creekside Village (AOF), LLC, property owner, and Brandon Mann, MB Development Co., agent, and includes all agents, subdividers, developers, contractors, workers and personnel employed on the Project, as well as all successors and assigns of interest.
 - b. **“Building Department”** means the Building and Safety Division of the County (and all successors and assigns thereof), on behalf and under contract to the City to perform building plan check and inspection services.
 - c. **“City”** means the City of Buellton and includes the City Manager, City Engineer, Planning Director and all other duly appointed officials having responsibility for land use matters, as well as their respective assignees (e.g., Department staff members). Unless otherwise indicated, the Planning Department shall be the primary point of contact for the City.
 - d. **“County”** means the County of Santa Barbara.
 - e. **“Environmental Monitor”** means person or personnel of the City assigned to monitor field mitigation in order to ensure compliance with the Mitigation Measures. The City has discretion to determine the qualifications of the Environmental Monitor, the number of monitors needed and the disciplines of the monitors, their duties and the arrangements for compensation
 - f. **“Final Building Inspection Clearance”** means acknowledgement by the Building Department that construction of the Project has been completed in full compliance with plans and specifications approved by the City and the Building Department. Such acknowledgement is typically evidenced by signature of appropriate staff on the building permit inspection form.
 - g. **“Fire Department”** means the Fire Department of the County (and all successors and assigns thereof), furnishing fire prevention and protection services to the City by operation of special district.
 - h. **“Mitigation Measures”** means conditions and measures required to mitigate environmental effects of the Project as identified in General Plan

Update EIR in connection with the Project under the provisions of the California Environmental Quality Act of 1970, as applicable.

- i. **“Entitlement”** means the type of land use permit required by the Buellton Municipal Code in connection with the Project for which approval is granted herein.
 - j. **“Project”** means and includes all of the actions described in the Project description above.
 - k. **“Project Inspection”** means a field inspection and documentation review performed by the Planning Director at the time of Final Building Inspection Clearance to verify that the Project has been completed in full compliance with the terms and conditions of approval. The Project Inspection shall be performed upon completion of construction and the Project must be fully compliant with all terms and conditions of approval prior to and as a condition precedent to obtaining Final Building Inspection Clearance.
 - l. **“Project Manager”** means person or personnel of the City assigned to oversee and administer the Permit including, but not limited to, compliance with the Mitigation Measures set forth herein.
 - m. **“Property”** means the land and improvements identified in the Project Description.
 - n. **“Property Owner”** means Kamran Amiri and includes all persons and entities possessing fee title (in full or in part) to the site of the Project, and all successors and assigns of such persons and entities.
 - o. **“Retained Monitor”** means person or personnel of the Applicant assigned to monitor field mitigation in order to ensure compliance with the Mitigation Measures. The Retained Monitor must be qualified in his or her respective field and their appointment/retention is subject to approval by the City. For instance, the Retained Monitor assigned to verify compliance with cultural resources Mitigation Measures should be an archaeologist or a person trained to identify cultural resources and who is acceptable to the City
 - p. **“Zoning Clearance”** means approval granted pursuant to 19.08.100 of the Buellton Municipal Code requisite to issuance of a building permit for authorized construction or land development activities.
5. **Interpretations and Exceptions.** The Planning Director is authorized to render decisions as to the applicability or interpretation of the conditions set forth herein, including minor changes, when the strict application of the conditions conflicts with

the underlying purpose of the conditions or creates undue hardship or administrative burden. Any administrative change granted shall be subject to such conditions as will: (i) assure that the adjustment thereby authorized shall appropriately implement purposes and objectives of the original conditions; and (ii) not change or compromise the effectiveness of the original conditions. As an example, and for illustrative purposes only, the Planning Director may modify the implementation timing of specific conditions at the mutual convenience of the City and Applicant. Minor changes authorized pursuant to this condition shall not require separate processing of a formal amendment.

6. **Indemnity.** The Applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures) (collectively “Actions”), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, arising from or in connection with the approval, decision or action of the City Council, Planning Commission, or other decision-making body, or staff action concerning the Project, including but not limited to writ proceedings, claims for inverse condemnation, personal injury, property damage, and/or breach of a mandatory duty, challenges under the California Environmental Quality Act, and/or any action that attacks, challenges, or seeks to set aside, void, or annul all or any part of the approvals, decisions, or actions concerning the Project. City shall promptly notify the applicant of any Action brought and request that the applicant defend the City. It is expressly agreed that applicant may select legal counsel providing the applicant’s defense and the City shall have the right to approve separate legal counsel providing the City’s defense. The applicant shall reimburse City for any attorneys’ fees, costs 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. ENVIRONMENTAL MITIGATION MEASURES

Air Quality

15. **AQ – 1: Location-specific Health Risk Assessments**

For future land use development permit applications within the Project area, a location-specific health risk assessment (HRA) shall be required if the development would place sensitive receptors, such as residences, within 500 feet of Highway 101. If the HRA indicates that the proposed development would expose sensitive receptors to an unacceptable health risk resulting from its proximity to Highway 101, then additional mitigation that reduces health risk below standards recommended by SBCAPCD, such as MERV filtration, shall be incorporated into the development prior to permit issuance.

Monitoring:

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

Cultural Resources

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

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

Monitoring:

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

Noise

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

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

- All construction equipment shall have properly maintained sound-control devices.
- No equipment shall have an unmuffled exhaust.

- All construction equipment powered by internal combustion engines shall be properly muffled and maintained.
- Unnecessary idling of internal combustion engines shall be prohibited.

As necessary to achieve the construction noise standard, contractors shall implement appropriate additional noise mitigation measures including, but not limited to, siting the stationary construction equipment away from residential areas to the extent possible, shutting off idling equipment, rescheduling construction activity, notifying adjacent residents in advance of construction work, and installing temporary acoustic barriers around stationary construction noise sources.

Monitoring:

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

Transportation / Traffic

18. T – 1: Traffic Mitigation Fee Program

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

Monitoring:

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

C. ENGINEERING CONDITIONS – FINAL DEVELOPMENT PLAN (19-FDP-01)

PRIOR TO GRADING PERMIT ISSUANCE:

19. **Improvement Plans.** Applicant shall cause to be prepared by a Civil Engineer, registered in the State of California, grading and utilities improvement plans, including, but not limited to, street, water, sewer, and storm drain improvements. An engineering cost estimate shall be submitted with the grading and improvement plans along with any calculations, signed/stamped certifications and plan check processing fees.
20. **Improvement Plan Requirements.** Plans shall be drawn by a California Registered Civil Engineer. Drawings shall be prepared on 24-inch by 36-inch mylar (4 mil) showing all proposed improvements including, but not limited to,

curbs, gutters, sidewalks, paving, driveway cuts, storm drains, street lights, utilities, and street trees. Final plans shall be wet-stamped by the Civil and Soils Engineer and subsequently signed by the City Engineer prior to permitting.

21. **Soils Report.** At the time that Improvement Plans and/or Grading and Drainage Plans are submitted for review and approval by the City Engineer, two copies of a Soils Report, prepared by a California Registered Geologist or Soils Engineer, shall be submitted. The Report shall address soils engineering and compaction requirements, R-values, and other soils and geology related issues (including liquefaction) and shall contain recommendations as to foundation design, and paving sections, where applicable for the project.
22. **Grading Oversight by Geotechnical Engineer.** A geotechnical engineer or geologist licensed in the State of California shall provide guidance during grading operations and shall certify constructed pads and ensure all mitigation measures are properly implemented. Certifications and final reports shall be submitted to the City Engineer for approval.
23. **Erosion Control Plan.** Erosion Control Plans shall be completed and submitted to the City Engineer for review and approval. Appropriate BMP measures shall be undertaken at *all* times. This shall be in compliance with the Regional Water Quality Control Board requirements. NOI shall be filed. A SWPPP shall be developed for the project site by a certified QSD, draft copy shall be submitted for review prior to issuance of the grading permit. SWPPP shall be on-site at all times. Implementation shall be performed by a QSP.
24. **Hydrology Report.** At the time that Improvement and/or Grading and Drainage Plans are submitted for review and approval by the City Engineer, a complete hydrology/hydraulic report shall be submitted by the applicant's engineer determining the adequacy of the proposed drainage system and the adequacy of the existing downstream system. A rain fall frequency of twenty-five (25) years shall be used for sizing piping and inlet structures. If no overland escape is available, 100-year flows shall be used as the basis of design. Santa Barbara County Engineering Design Standards shall be used. The report shall include a flood study the reviews pre-development and post development flood conditions, recommendations to be implemented to minimize or resolve flood issues that may impact the proposed development and recommendations to be implemented that minimize or resolve flood issues outside of the development property that results from the proposed development. These recommendations shall be incorporated in the project improvement plans.

Plans shall clearly delineate floodway and floodplain limits. Any work within Floodplain areas shall be reviewed and analyzed in the Hydraulic and Hydrology study to ensure there is no adverse effects of flooding to any properties. Project shall comply with all floodplain development requirements including minimum pad elevations and building flood-proofing as applicable.

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

Stormwater management shall be incorporated in the improvement plans (low impact development). This project is subject to Post Construction Requirements as outlined in the City's Stormwater Technical Guide for a Tier 4 project.

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

26. **Fire Department Review.** Applicant shall submit improvement plans for concurrent review with the Santa Barbara County Fire Department and shall provide documentation of submittal along with grading and utility improvement plans to the City Engineer. A copy of the Fire Department approval shall be submitted prior to issuance of grading permit.
27. **Right-of-Way Improvements.** All off-site, public frontage improvements, including driveway, sidewalk, curb and gutter, street lighting, pavers and any other improvements made within the public right-of-way shall be shown on a separate sheet. These improvements shall utilize City of Buellton standard details and provide for ADA access.
28. **Regulatory Agency Permits.** All applicable permits and approvals required from other regulatory agencies such as Regional Water Quality Control Board, USFW/DFG, FEMA, etc., shall be obtained prior to issuance of Grading Permit.
29. **Mylars.** Upon approval of the final plans, the applicant shall furnish original stamped mylars to the City Engineer for signature and reproduction for permitting purposes. A final Engineer's estimate shall be prepared (updated from the original submittal and shall utilize prevailing wage rates) and permit/inspection fees paid.
30. **Sureties.** A faithful performance and labor/material bond for the grading and utilities (each to be equal to 100% of the final City Engineer's estimate of costs, which shall include a 20% contingency), or equivalent form of guarantee, shall be posted by the applicant. The bonds shall remain in effect until the completion of the project and a certificate of occupancy has been issued, at which time, 10% of the bond shall be retained for a warranty period of 1 year after the City has

approved a Notice of Completion and after receipt/approval of the As-built Record Drawings.

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

PRIOR TO BUILDING PERMIT ISSUANCE:

34. **Grading Permit.** The applicant shall obtain a grading permit from the City Engineer prior to obtaining a building permit.
35. **Rough Grading.** Rough grading certification by the geotechnical engineer shall be approved by the City Engineer prior to obtaining a building permit.
36. **Industrial Waste Discharge Permit.** The applicant shall obtain an industrial waste discharge permit, as applicable, from the City Public Works Department prior to obtaining a building permit.

PRIOR TO OCCUPANCY CLEARANCE:

37. **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."
38. **Water and Sewer Fees.** The applicant shall pay water and sewer utilities fees from the Public Works Department prior to occupancy. In addition, all pretreatment and FOG compliance requirements must be in place prior to payment of water/sewer fees and occupancy.
39. **Public Easement Dedication.** Any public easements requiring dedication shall be approved and accepted by the City prior to occupancy.

40. **Industrial Discharge.** If applicable, an Industrial Discharge permit for specific tenant improvements will be required prior to occupancy.
41. **Traffic Fees.** The applicant shall pay Traffic Mitigation Fees and other applicable fees prior to occupancy.
42. **Payment of Fees.** All fees and any unpaid balances from plan check or inspection and permits, shall be paid in full.

GENERAL CONDITIONS:

43. **Landscape Maintenance By Property Owner.** Landscaping along property frontage (including landscaping within the public right-of-way) shall be maintained by property owner in perpetuity.
44. **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.
45. **Utility Easements.** Existing and proposed easements for all utilities shall be located and described on the engineering plans.
46. **Utility Relocation.** Applicant shall be responsible for any utility relocation, in addition to provision of new easement dedication as appropriate. Should a new easement be necessary, applicant shall submit the easement to the City Engineer review.
47. **Utility Permits and Undergrounding.** Applicant is responsible to submit permit applications to/for all utility services to PG&E, Comcast, So Cal Gas, Frontier, etc. All facilities shall be underground
48. **Avenue of Flags Public Improvements.** Applicant shall complete public improvements on the Ave of Flags frontage. Design of improvements shall match existing improvements on Ave of Flags such as pavers, pedestrian lights and appurtenant facilities. Applicant is responsible for the design, PG&E application and installation of pedestrian lights along their frontage.
49. **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.
50. **Waste Collection and Disposal.** Applicant shall provide adequate waste collection and disposal through the City's provider and shall comply with all requirements of AB341 and AB1826.

51. **Zaca Creek Trail.** Pursuant to the City's Bicycle and Pedestrian Master Plan, a walking trail shall be incorporated on-site for a "creekside trail". The trail head, paths, and fencing shall be developed adjacent to Zaca Creek, which shall ultimately connect to a southerly trail. The Trail easement (width of 10', the length of the trail) shall be dedicated to the City as a public trail easement. The developed trail system shall be maintained by the property owner until such time that the entire trail route along Zaca Creek has been developed.
52. **Cross Access Easement.** A cross access easement in favor of parcels to the south shall be recorded at a future date in order to facilitate traffic circulation through the Avenue of Flags Specific Plan area.

D. ENGINEERING CONDITIONS – LOT LINE ADJUSTMENT (19-LLA-01)

53. **Final Lot Line Adjustment.** The applicant shall submit all necessary documents, sketches, and fees for finalizing the lot line adjustment. These may include but are not limited to a preliminary title report less than 60 days old, legal descriptions of the parcels following the adjustment, modified deeds of trust and/or partial reconveyances as required, grant deed or deeds with accompanying legal descriptions and sketches, a sketch showing the existing and adjusted lines, a certificate of conformity for City Surveyor's signature and for County Clerk of the Board's signature for tax clearance, Owner's Certificates and Certificates of Record Title Interest. These documents will be prepared by a Land Surveyor, Licensed in the State of California or by a Civil Engineer Registered in the State of California and authorized to practice land surveying. Applicant or applicant's agent shall coordinate with the City Surveyor to assure that all required documents are prepared and submitted.
54. **Completion.** The lot line adjustment must be completed (i.e., grant deeds recorded and lot lines adjusted) prior to building occupancy,
55. **Outstanding Fees.** Any and all outstanding fees for the project must be paid prior to City approval and signature of final LLA documents and prior to recordation.

E. PLANNING CONDITIONS

56. **Zoning Clearance.** As a condition precedent to obtaining building permits, and prior to improving any portion of the Property or commencing any work pertaining to the Project approved herein, the Applicant shall obtain Zoning Clearance from the Planning Director. Zoning Clearance shall only be granted upon satisfying all conditions precedent to construction as stated in these conditions of approval.
57. **Performance Standards.** The design, operation, and use of the Project and Property shall comply with all outdoor storage, trash collection design, performance standards, landscaping requirements, and lighting provisions of the Buellton Municipal Code. All exterior lighting shall be located and designed so as

to avoid creating substantial off-site glare, light spillover onto adjacent properties, or upward illumination into the sky. In addition, the Property shall be maintained in strict compliance with the following additional standards.

- a. Use Limitations. No building or other improvement upon the Property shall be constructed, maintained, or used for any purpose other than that which is allowed by the Buellton Municipal Code or otherwise stipulated in the conditions of approval herein. Furthermore, the Property shall be maintained in strict compliance with the following additional standards:
 - (1) Unobstructed Access. All driveways and areas designated for off-street parking shall remain accessible at all times. Except as allowed by revocable license approved by the City, parking shall not be allowed on driveways at anytime.
 - (2) Vehicle Repair. No disassembly, repair or any other work shall be performed on any vehicle, machine, motor, appliance or other similar device shall be allowed on any portion of the Property except or unless such work and device is wholly removed from public view.
 - (3) Exterior Storage. No storage of any goods, materials or equipment shall be permitted on the Property except within the confines of fully enclosed buildings.

- b. Prohibited Activities. No person owning, leasing, occupying or having charge or possession of the Property, or any portion thereof, shall maintain or use the premises in such a manner that any of the following conditions are found to exist:
 - (1) Fire and Explosion Hazards. Storage and transportation of flammable or explosive materials, as defined by the County of Santa Barbara Fire Department, which are provided without adequate safety devices against the hazard of fire and explosion and adequate firefighting and fire-suppression equipment and devices, standard in the industry.
 - (2) Fissionable, Radioactivity or Electrical Disturbance. Storage or use of fissionable or radioactive material, if their use or storage results at any time in the release or emission of any fissionable or radioactive material into the atmosphere, the ground, or sewage systems, or any activities which emit electrical disturbances, affecting the operation at any point of any equipment other than that of the creator of such disturbance.
 - (3) Glare, Humidity, Heat and Cold. Direct or sky-reflected glare, whether from floodlights or from high temperature processes, or

humidity, heat or cold that is produced and is perceptible without instruments by the average person at the Property line.

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

58. **Fire Department.** The Project is located within the jurisdiction of the County Fire Department and shall comply with all applicable standards of that agency.
59. **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.
60. **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.
61. **Construction Hours.** Construction shall be limited to the hours of 7:00 a.m. to 5:00 p.m., Monday through Friday. Equipment maintenance and servicing shall be confined to the same hours. Weekend construction and other exceptions shall require special approval from the Planning Director, in consultation with the City Engineer, and be limited to the hours of 9:00 a.m. to 4:00 p.m. Prior to issuance of building permit, the Developer shall provide proof that all construction equipment utilizing internal combustion engines have mufflers that are in good condition.
62. **APCD Permits.** Prior to occupancy, APCD permits must be obtained for all equipment that requires an APCD permit. APCD Authority to Construct permits are required for diesel engines rated at 50 bhp and greater (e.g., firewater pumps and emergency standby generators) and boiler/large water heaters whose combined input rating exceeds 2.0 million BTUs per hour.
63. **Rule 360 Emissions Compliance.** Small boilers and water heating units (rated between 75,000 and 2.0 million BTU/hr) must comply with the emission limits and certification requirements of APCD Rule 360. Please see www.sbapcd.org/eng/boiler/rule360/rule_360.htm for more information and a list of certified boilers (note: any units fired on fuels other than natural gas must be certified by the SBAPCD on a case-by-case basis, even if the unit is certified when fired on natural gas).
64. **Compliance with Air Quality Regulations.** The project shall comply with APCD Rule 345 and related air quality requirements, as described below, which would ensure that construction emissions would remain less than significant.

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

shall be limited to five minutes; electric auxiliary power units should be used whenever possible.

- k. Diesel construction equipment meeting the California Air Resources Board (CARB) Tier 1 emission standards for off-road heavy-duty diesel engines shall be used. Equipment meeting CARB Tier 2 or higher emission standards should be used to the maximum extent feasible.
 - l. Diesel powered equipment should be replaced by electric equipment whenever feasible.
 - m. If feasible, diesel construction equipment shall be equipped with selective catalytic reduction systems, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California.
 - n. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
 - o. All construction equipment shall be maintained in tune per the manufacturer's specifications.
 - p. The engine size of construction equipment shall be the minimum practical size.
 - q. The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
 - r. Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite
65. **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.
66. **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.

67. **Avenue of Flags Specific Plan.** The Project shall be in conformance with the Avenue of Flags Specific Plan, including the Art Deco architectural style and any applicable Community Design Guidelines and Municipal Code requirements.
68. **Architectural Design.** The Project is designed as Art Deco. The architectural design of the buildings shall conform to that shown on the Project plans submitted August 7, 2020, which include: architectural elevations; the color and materials board submitted (image sheets included in the plans); and the color 3D Illustrations. In future iterations of the project plans submitted as part of the building permit plans, additional detail shall be provided regarding roof drainage, details of key architectural elements and updating of digital color and materials boards to match elevations, to the satisfaction of the Planning Director.
69. **Streetscape Improvements.** Streetscape improvements such as decorative sidewalk, decorative street lights, landscaping, street furnishings, trash and recycle bins, shall be in conformance with the Avenue of Flags Specific Plan to the satisfaction of the Planning Director as part of the Zoning Clearance process.
70. **Trash Enclosure Design.** The color and materials utilized for the Project's trash enclosure shall be consistent with the overall building design
71. **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.
72. **Landscape and Irrigation Plans.** The final landscape and irrigation plans shall be in compliance with the City's Water Efficient Landscaping Ordinance and utilize species from the City's Approved Tree Planting List or to the satisfaction of the City Planning Director. Final Landscape Plans must include the Model Water Efficiency Landscape Ordinance statement to ensure compliance. The Tree Inventory (Sheet T-1.0) shall be updated to remove the mitigation note that references the planting of 20 one-gallon oak seedlings as mitigation for 2 mature oaks removed as none are noted in the tree survey that would qualify for protection under BMC 12.32 (Tree Ordinance).
73. **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.
74. **Landscape Installation.** Prior to obtaining Final Building Inspection Clearance, all landscaping and irrigation shall be completed and fully installed in accordance with the approved landscape plan. All trees shall be at a minimum size of 24 inch box. A letter from the landscape architect shall be submitted verifying compliance

with the plans. The landscape and irrigation surety, less the one year maintenance portion, can be released at this time.

75. **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.
76. **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.
77. **Approval.** Approval of 19-FDP-01 and 19-LLA-01 (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.
78. **Development Time Frame.** Building construction must be started not later than five years after approval of the Final Development Plan, or if a Permit is issued within the five year period, construction must be diligently pursued thereafter, or this approval will be revoked pursuant to the Buellton Municipal Code. However, if the approved plans and adjacent areas are unchanged, the Planning Director may grant one additional 12-month extension of time for construction of the Project. Start of construction is defined as:
 - a. All zoning and related approvals are effective; and
 - b. All required building and grading permits have been issued; and
 - c. The "foundation inspection" and "concrete slab or under floor inspection" as defined in the California Building Code or its successor have been made and received approval from the Building Department, i.e., all trenches must be excavated, forms erected, and all materials for the foundation delivered on the job and all in-slab or under floor building service equipment, conduit, piping accessories and other ancillary equipment items must be in place. Nothing in this definition shall be construed to alter the applicable legal standards for determining when vested property rights have arisen.
79. **Parking.** A total of 108 parking spaces, including 5 handicapped accessible spaces, plus 1 loading space must be provided for the Project. All parking spaces

shall be striped in accordance with City of Buellton standards prior to issuance of the occupancy permit.

80. **Signage.** A maximum aggregate sign area of 451 square feet is allowed for the Project. Any proposed sign lighting shall be dark-sky friendly. A separate sign permit will need to be submitted prior to Zoning Clearance and signage design shall be in substantial conformance with the Conceptual Signage Plan, date-stamped August 7, 2020. The sign permit application shall include a Master Sign Program reflecting design details and dimensions for all proposed signage (wall, awning, building identification, suspended/projecting, tenant/building directory, individual tenant, door, window, directory, etc.) and in sufficient detail to allow for calculation of compliance with the City's Sign Ordinance (Municipal Code Section 19.04). A Minor Use Permit will be required if the overall proposed sign area exceeds 400 square feet.
81. **Masonry Block.** All masonry walls shall be split face block, as applicable.
82. **Bike Racks.** A bike room for residents shall provide parking spaces for 66 bicycles; bike racks for the public shall be as determined by the Planning Commission.
83. **Lighting.** All new exterior lighting fixtures shall comply with the Art Deco style and any applicable requirements of the Community Design Guidelines; and shall be fully shielded to protect dark skies and minimize glare. All lighting shall be LED or Inductive technology or other energy efficient type of lighting
84. **Light Intensities.** All exterior lighting to be fully-shielded and dark-sky friendly; documentation to support dark-sky friendly fixtures shall be provided, as applicable. Prior to Zoning Clearance, an updated Photometric Lighting Plan shall be required to demonstrate compliance with performance standards applicable to outdoor lighting for mixed-use projects (BMC § 19.18.024). This shall apply to wall-mounted exterior lighting on ground, 2nd and 3rd floors, as well as perimeter lighting, path lighting, and security lighting in the exterior parking lot.
85. **Green Building Standards.** Green building features above the mandatory green building code requirements of the County of Santa Barbara shall be incorporated into the project where feasible.
86. **Encroachments.** Resolution of the existing water heater closet encroachment on the southerly property line shall be addressed prior to issuance of building permits.
87. **Affordable Housing Ordinance.** Compliance with the Affordable Housing Ordinance is required in accordance with Municipal Code Chapter 19.16 and as set forth in the Planning Commission Staff Report dated September 17, 2020, as applicable.

88. **Privacy Screening.** Privacy screening for private patios which abut one another on 2nd and 3rd floors shall be described and shown on future iterations of landscape and/or floor plans submitted as part of building plans, as applicable.

E. FIRE DEPARTMENT CONDITIONS

The following Fire Department conditions are imposed with the understanding that the Fire Protection Certificate application(s) may involve modifications, which may determine additional conditions. The Fire Prevention Division must be notified of any changes to the project proposal. A change in the project description may cause conditions to be imposed.

CONDITIONS FOR DEVELOPMENT PLAN

89. **Fire Protection Plan.** A fire protection engineer shall be required to design a fire protection plan to include at a minimum:
- a. Fire Sprinkler Systems
 - b. Standpipe System
 - c. Smoke Removal System for parking garage
 - d. Alarm Systems
 - e. Roof Access

If you have any questions or require further information, please call Glenn Fidler, Captain, at 805-681-5528 or 805-681-5523.

E. COUNTY OF SANTA BARBARA BUILDING DIVISION CONDITIONS

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

90. A Geology report prepared and signed by a California licensed geologist will be required.
91. A soils report to include an assessment and conclusion of the potential for liquefaction will be required. At a minimum, one boring to a depth of 50' will be required.
92. Provide grading plans for reference in the construction drawings.
93. Provide separate "Site Accessibility Plans" detailing accessible routes of travel between building and to the public way and/or streets serving the site and coordinate with civil. All accessible features (accessible parking, ramps, stairs, interior and exterior accessible paths of travel and accessible restrooms in compliance with CBC 11A (housing) and 11B must be identified and fully detailed.
94. Incorporate all discretionary conditions of approval and department condition letters into the plans.
95. Incorporate compliance with the applicable CA Green Code in the plans to include commissioning.

96. Provide a complete, independent plan which graphically delineates all fire areas, fire walls, fire barriers, fire partitions, exterior rated walls due to fire separation distance to property lines, horizontal fire-resistive assemblies and fire resistive construction based on the Type of Construction (III-A per AOR.) Provide thorough detailing for horizontal and vertical continuity of the fire rated assemblies on the plans and protection of penetrations at fire rated assemblies. Label all fire-resistive corridors, shafts, incidental use areas, etc. Cite code sections indicating reasons assemblies are rated.
97. Clearly show egress requirements for the building. A separate, detailed egress plan will be required for clarity of plan review and field inspection. Show occupant load, number of exits required and number of exits provided at each space, story and building totals. Provide a calculation for required exit width. Label all components of the exit access, exit, exit discharge and show compliance with applicable provisions addressing those components throughout the building. Specify and detail an accessible path of travel to and from all entrances and exits to the public right of way.
98. Provide a plumbing fixture analysis.
99. Incorporate any conditions of approval of the Flood Plain Administrator into the plans.
100. Landscape plans which detail compliance with the current Model Water Efficiency Landscape Ordinance (MWELO) or City requirements (whichever are most stringent) will be required.
101. Compliance with Federal Access Laws or Standards (i.e.: Americans with Disabilities Act) is solely the responsibility of the property owner and Architect of Record.
102. Applications submitted on or after January 1, 2020 will be subject to the 2019 Codes.

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

G. FINANCE DEPARTMENT CONDITIONS

103. **Outstanding Fees.** The applicant shall pay all fees including, but not limited to, outstanding balances for processing by the City Engineer, Planning Department, Building Department, traffic mitigation fees, water connection fees, sewer fees, school fees, Fire Department mitigation fees and any additional processing deposits as required prior to zoning clearance.
104. **Impact Fees.** The project applicant shall pay the water, sewer, and traffic impact fees in accordance with City requirements.

Project Applicant/Property Owner Acknowledgement of Required Conditions of Approval

Property Owner Signature

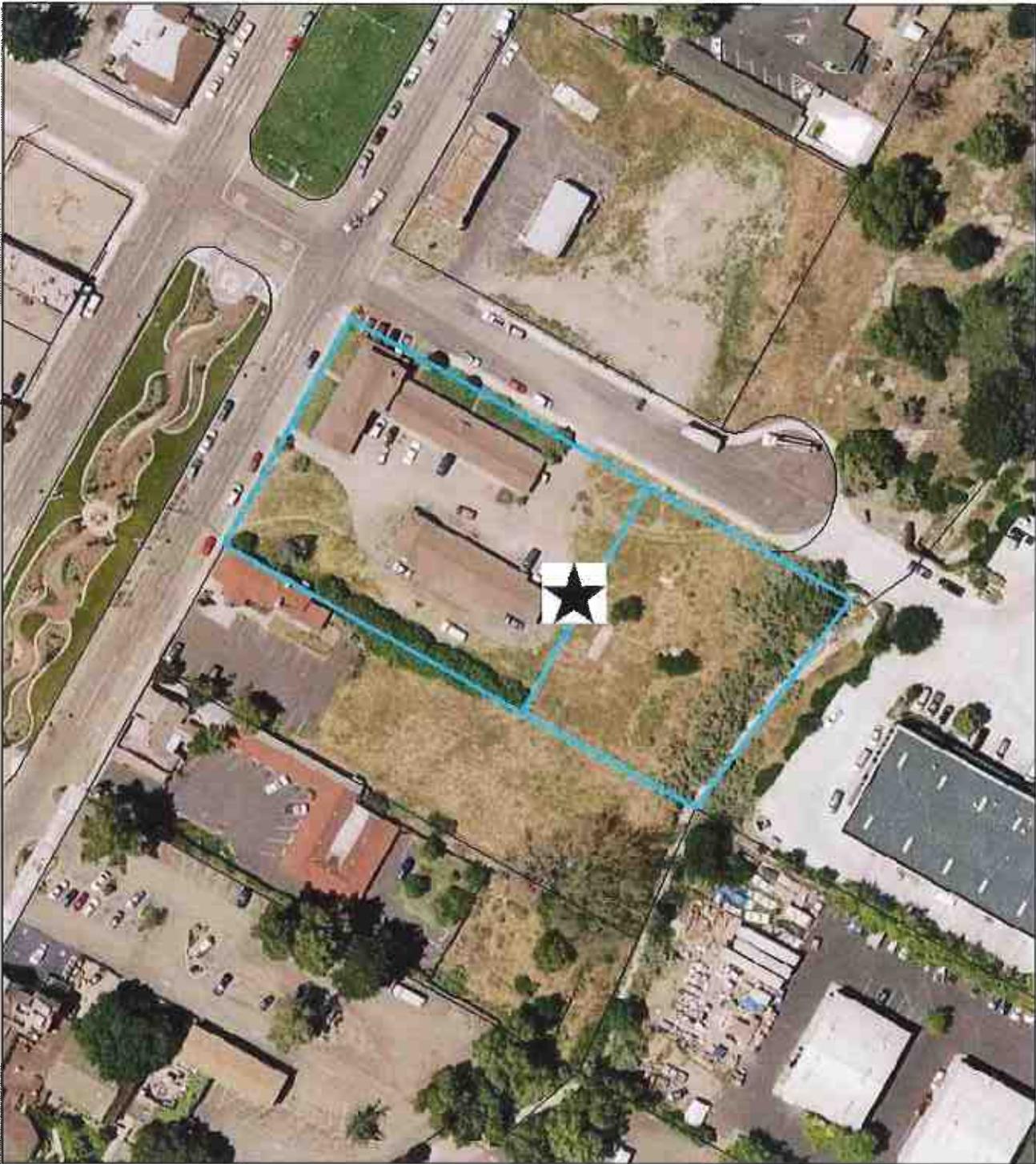
Date

Project Applicant/Agent/Representative Signature

Date

Attachment 1 - Vicinity Map

Creekside Village Mixed-Use Project

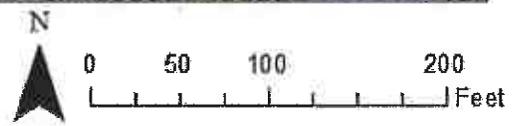


0 37.5 75 150
|-----|-----|-----|-----| Feet

100-Year Flood Zone Map Creekside Village - Mixed-Use Project



★ **Subject Property**



Attachment 3

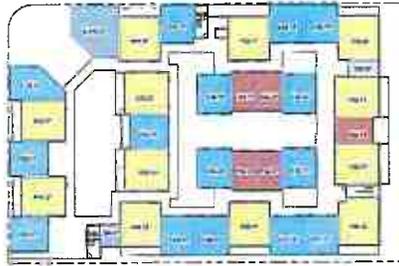
Description of Proposed Use

Creekside Village is a mixed-use residential and commercial community designed to create a sense of place on Avenue of Flags, anchoring Buellton's downtown main-street. Its residents will enjoy 64 high-quality apartments above 10,000 square feet of retail and amenity space. The second and third floors will include roughly 6,000 square feet of open amenity space, 7,000 square feet of private patio space, a club house, and a wine deck. While sustainable on its own, Creekside Village will serve as a nexus on the Avenue. It will create a walkable and shoppable main-street, catalyzing future development.

The apartments will be comprised of Studio, One-Bedroom, and Two-Bedroom units, serving the highest demand in the City. The commercial space is targeted towards local community business owners and quality local food and beverage tenants, serving the City of Buellton and its surrounding communities.

Creekside Village's architecture takes inspiration from the approved Art-Deco style of design. Our goal is to promote a distinct identity and architectural differentiation downtown that sets Buellton apart from the rest of the Santa Ynez Valley.

Attachment 4



3RD FLOOR NET AREA PLAN
1" = 30" 06



3RD FLOOR GROSS AREA PLAN
1" = 30" 03



2ND FLOOR NET AREA PLAN
1" = 30" 05



2ND FLOOR GROSS AREA PLAN
1" = 30" 02



1ST FLOOR NET AREA PLAN
1" = 30" 04



1ST FLOOR GROSS AREA PLAN
1" = 30" 01

- 1 BED - RESIDENTIAL
- 2 BED - RESIDENTIAL
- AMENITIES
- RETAIL
- STORAGE/MECH.
- STUDIO

- 1 BED - RESIDENTIAL
- 2 BED - RESIDENTIAL
- AMENITIES
- CIRCULATION
- PARKING/PASSAGE
- PATIO
- RETAIL
- STORAGE/MECH.
- STUDIO

Area Summary (Net)

TOTAL	
1 BED - RESIDENTIAL	2,272 SF
2 BED - RESIDENTIAL	5,400 SF
AMENITIES	4,100 SF
RETAIL	1,400 SF
STORAGE/MECH.	1,400 SF
STUDIO	1,400 SF
TOTAL NET AREA	
16,872 SF	
UNASSIGNED SPACE	
6,110 SF	
TOTAL NET AREA	
22,982 SF	

Area Summary (Gross)

TOTAL	
1 BED - RESIDENTIAL	2,272 SF
2 BED - RESIDENTIAL	5,400 SF
AMENITIES	4,100 SF
CIRCULATION	1,400 SF
PARKING/PASSAGE	1,400 SF
PATIO	1,400 SF
RETAIL	1,400 SF
STORAGE/MECH.	1,400 SF
STUDIO	1,400 SF
TOTAL GROSS AREA	
29,172 SF	
UNASSIGNED SPACE	
6,110 SF	
TOTAL GROSS AREA	
35,282 SF	



Creekside Village

480 Ave of East
Durham, CA 27417

PROJECT #: 16C146

NO. DESCRIPTION DATE

1 Preliminary Design 10/1/2017

2 Schematic Design 11/1/2017

3 Design Development 12/1/2017

4 Construction Documents 1/1/2018

5 Construction Administration 2/1/2018

6 Post-Construction 3/1/2018

7 Closeout 4/1/2018

8 Final Report 5/1/2018

9 Final Report 6/1/2018

10 Final Report 7/1/2018

11 Final Report 8/1/2018

12 Final Report 9/1/2018

13 Final Report 10/1/2018

14 Final Report 11/1/2018

15 Final Report 12/1/2018

16 Final Report 1/1/2019

17 Final Report 2/1/2019

18 Final Report 3/1/2019

19 Final Report 4/1/2019

20 Final Report 5/1/2019

21 Final Report 6/1/2019

22 Final Report 7/1/2019

23 Final Report 8/1/2019

24 Final Report 9/1/2019

25 Final Report 10/1/2019

26 Final Report 11/1/2019

27 Final Report 12/1/2019

28 Final Report 1/1/2020

29 Final Report 2/1/2020

30 Final Report 3/1/2020



Attachment 4



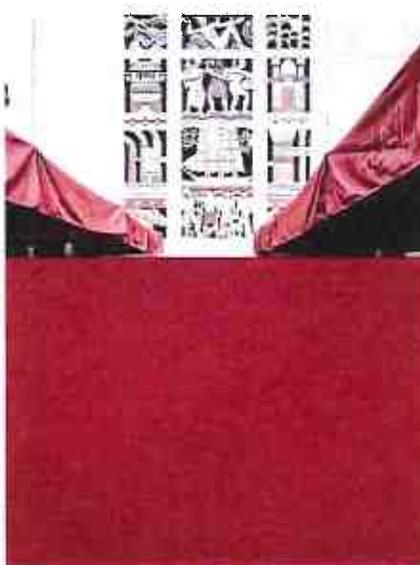
ARCADIA - S2 SERIES WINDOWS



ARCADIA - STANDARD NARROW STILE DOORS



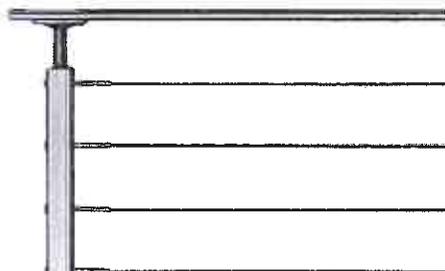
ARCADIA - DOOR, WINDOW & STOREFRONT FRAME, PANEL & MULLION COLOR



SUNBRELLA - SPECTRUM CHERRY AWNINGS



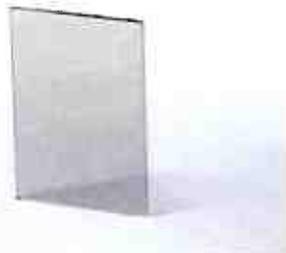
ARCADIA - APL75 SERIES STOREFRONT SYSTEM



AGS STAINLESS - RAINIER RAILING SYSTEM, STAINLESS STEEL FINISH



STUCCO - MERLEX CRYSTAL WHITE X-50



VITRO - SOLARGRAY GLAZING



LAWRENCE - CANOPIE WITH LIGHT SATIN BRONZE FINISH



EEL - EVOLUTION 13 SERIES LED LIGHT SATIN BRONZE FINISH

Creekside Village

489 Ave Of Flips
Bullhous, CA 93427

PROJECT #: 180265

NO. DESCRIPTION DATE

180265-001 01/20/2018

180265-002 01/20/2018

180265-003 01/20/2018

180265-004 01/20/2018

180265-005 01/20/2018

180265-006 01/20/2018

180265-007 01/20/2018

180265-008 01/20/2018

180265-009 01/20/2018

180265-010 01/20/2018

180265-011 01/20/2018

180265-012 01/20/2018

180265-013 01/20/2018

180265-014 01/20/2018

180265-015 01/20/2018

180265-016 01/20/2018

180265-017 01/20/2018

180265-018 01/20/2018

180265-019 01/20/2018

180265-020 01/20/2018

180265-021 01/20/2018

180265-022 01/20/2018

180265-023 01/20/2018

180265-024 01/20/2018

180265-025 01/20/2018

180265-026 01/20/2018

180265-027 01/20/2018

180265-028 01/20/2018

180265-029 01/20/2018

180265-030 01/20/2018

180265-031 01/20/2018

180265-032 01/20/2018

Attachment 4



VIEW FROM AVENUE OF FLAGS - LOOKING NORTH EAST



VIEW FROM 2ND STREET - LOOKING SOUTH WEST



EVENING VIEW FROM 3RD FLOOR WALKWAY - LOOKING NORTH INTO THE 2ND FLOOR COURTYARD



VIEW FROM AVENUE OF FLAGS - LOOKING NORTH EAST



Creekside Village

185 Ave of Flags,
San Diego, CA 92127

PROJECT #: 180346

NO. DESCRIPTION

DATE

Revised by: Checked by:

A804
25 JUL 2018 10:00 AM

Attachment 4

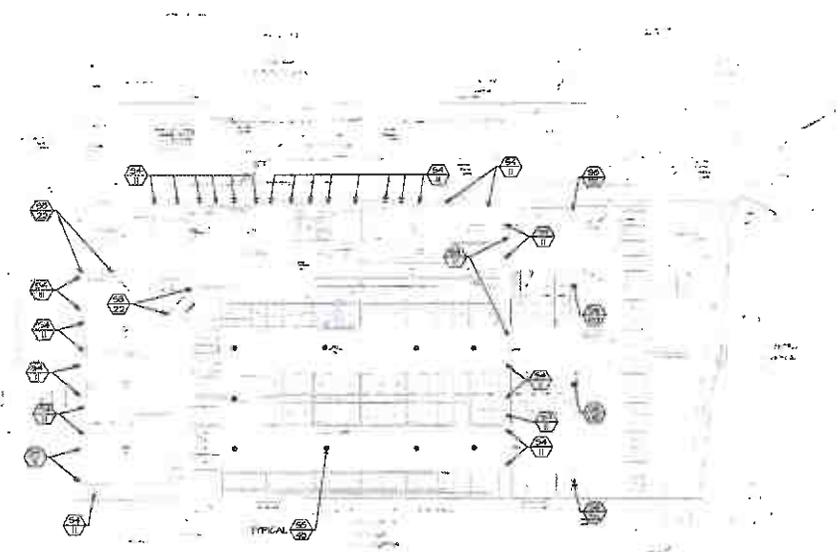


310
212.905.7277
1 N. Bufile Drive, Orange #102
Duke Building, CA 92667

NOT FOR CONSTRUCTION

Category	Quantity	Unit	Price	Total
Subtotal	1		100.00	100.00
Excise Tax	0		0.00	0.00
Grand Total	1		100.00	100.00

Item No.	Description	Quantity	Unit	Price	Total
1	100' x 100' Flood Light	1		100.00	100.00
2	100' x 100' Flood Light	1		100.00	100.00
3	100' x 100' Flood Light	1		100.00	100.00
4	100' x 100' Flood Light	1		100.00	100.00
5	100' x 100' Flood Light	1		100.00	100.00
6	100' x 100' Flood Light	1		100.00	100.00
7	100' x 100' Flood Light	1		100.00	100.00
8	100' x 100' Flood Light	1		100.00	100.00
9	100' x 100' Flood Light	1		100.00	100.00
10	100' x 100' Flood Light	1		100.00	100.00
11	100' x 100' Flood Light	1		100.00	100.00
12	100' x 100' Flood Light	1		100.00	100.00
13	100' x 100' Flood Light	1		100.00	100.00
14	100' x 100' Flood Light	1		100.00	100.00
15	100' x 100' Flood Light	1		100.00	100.00
16	100' x 100' Flood Light	1		100.00	100.00
17	100' x 100' Flood Light	1		100.00	100.00
18	100' x 100' Flood Light	1		100.00	100.00
19	100' x 100' Flood Light	1		100.00	100.00
20	100' x 100' Flood Light	1		100.00	100.00
21	100' x 100' Flood Light	1		100.00	100.00
22	100' x 100' Flood Light	1		100.00	100.00
23	100' x 100' Flood Light	1		100.00	100.00
24	100' x 100' Flood Light	1		100.00	100.00
25	100' x 100' Flood Light	1		100.00	100.00
26	100' x 100' Flood Light	1		100.00	100.00
27	100' x 100' Flood Light	1		100.00	100.00
28	100' x 100' Flood Light	1		100.00	100.00
29	100' x 100' Flood Light	1		100.00	100.00
30	100' x 100' Flood Light	1		100.00	100.00



SITE LIGHTING PLAN
SCALE: 1" = 25'

Creekside Village
420 Ave O Road
Buellton, CA 93427
PROJECT # 182346
NO. DESCRIPTION DATE



E-3
SITE LIGHTING PLAN

Attachment 5

CREEKSIDE VILLAGE

Sign Concepts



ASI

ABSOLUTE SIGN INC
10655 Humbolt Street
Los Alamitos, CA 90720
(562) 592-5838 Fax (562) 592-6198
www.absolutesign.com
email: tish@absolutesign.com

480 Ave. of Flags, Buellton, CA

Prepared by Absolute Sign Inc. Contact: Tish Scialampo, Absolute Sign Inc. (562) 592-5838



DMHA Architecture + Interior Design
1 N Calle Cesar Chavez, Suite 102
Santa Barbara, CA 93103
Phone: 805.965-7777 - #118
Fax: 805-456-3864
Email: wade@dmhaa.com
Website: www.dmhaa.com

Attachment 5

Tenant Dimensional Letters (Canopy mounted) - Samples. Illuminated or non-illuminated

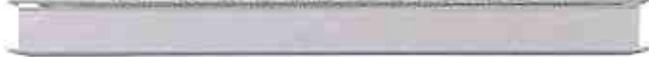
RESTAURANT

Top of I-beam mounted.
Font: Bauhaus



RESTAURANT

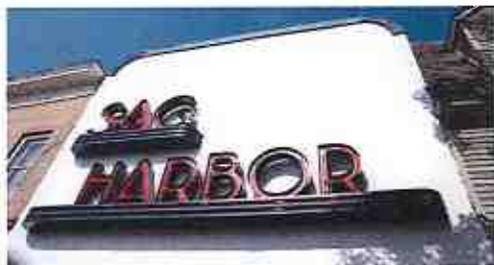
Top of I-beam mounted.
Font: Rockwell



COFFEE BAR



COFFEE BAR



ASI

ABSOLUTE SIGN INC
10655 Humboldt Street
Los Alamitos, CA 90720

License #782651
Phone: 562.592.5838
Fax: 562.592.6198
absoluteign.com

Client: MB Development
Creekside Village
480 Ave. of Flags
Buellton, CA 93427

Signature: _____

Title: _____

Date: _____

UPON SIGNING THIS LAYOUT THE CLIENT ACCEPTS FULL RESPONSIBILITY FOR THE ACCURACY OF THE DISPLAYED INFORMATION, INCLUDING BUT NOT LIMITED TO ADDRESS, PHONE, GPS, HOURS, SOCIAL, WEBSITE, ETC. TO ENSURE THAT THE END PRODUCT IS EXACTLY PLACED BEFORE INFORMATION DISPLAYED HERE, YOUR COORDINATION ON THIS POINT WILL BE REQUIRED IMMEDIATELY. ANY DELAYS OR CHANGES AFTER PRODUCTION HAS BEGUN SHALL BE THE CLIENT'S RESPONSIBILITY.

Sales Person: TS
Drawn by: BM

Date: 8/7/20

Design #: _____

COLORS REPRESENTED IN THIS DRAWING ARE FOR PRESENTATION PURPOSES ONLY. THEY MAY NOT MATCH YOUR FINISHED PRODUCT PERFECTLY. COLOR CALL-OUTS ARE FOR A MATCH AS CLOSE AS POSSIBLE.

Revisions: _____

ASI warrants that the information herein, including design, text, and copy, is true and correct as of the date of printing. ASI does not warrant the accuracy of any information contained herein, and the user assumes all responsibility for the use of the information herein. ASI is not responsible for any errors or omissions in this document, and the user assumes all responsibility for the use of the information herein. ASI is not responsible for any errors or omissions in this document, and the user assumes all responsibility for the use of the information herein. ASI is not responsible for any errors or omissions in this document, and the user assumes all responsibility for the use of the information herein.

PAGE #

JOB #

Attachment 6

LOT LINE ADJUSTMENT NO. 19-LLA-01

PARCEL A AND PARCEL B OF PARCEL MAP NO. 13176 IN THE CITY OF BUELLTON, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31, AT PAGE 37 OF PARCEL MAPS, ON FILE IN THE OFFICE OF THE COUNTY RECORDER, SAID COUNTY AND STATE.

ASSESSOR'S PARCEL NUMBER: 137-176-042
ASSESSOR'S PARCEL NUMBER: 137-176-043

EXISTING LOTS - PARCEL A (43,073 SQ. FT.)
PARCEL B (27,524.69 SQ. FT.)

PROPOSED LOTS - ONE LOT WITH THE EXISTING LOT LINE BETWEEN PARCEL A AND PARCEL B TO BE DELETED.
EXISTING AND PROPOSED TOTAL SQUARE FOOTAGE IS 71,426.56.

OWNERS STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE AN INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND.

CREEKSIDE VILLAGE (AOP), LLC, A DELAWARE LIMITED LIABILITY COMPANY

NAME PRINTED: _____ NAME PRINTED: _____

NAME PRINTED: _____ NAME PRINTED: _____

ZONING: CR - COMMERCIAL RESIDENTIAL
LAND USE: GENERAL COMMERCIAL

NOTE:

- ① 1/2" BUELLTON COMMUNITY SERVICES DISTRICT ESMT. PER INST. NO. 82 RECORDED IN BOOK 882 AT PAGE 384 OF OFFICIAL RECORDS
- ② DENIED ACCESS TO HIGHWAY PER 748 OR 164
- ③ 3" EASEMENT FOR WATERLINES AND PUBLIC UTILITIES PER INST. NO. 886 RECORDED IN BOOK 882 AT PAGE 75 OF DEEDS
- ④ WATER HEATER CLOSEST, ENCRANCHING 2' NORTHERLY OF PROPERTY LINE
- ⑤ 16" TELEPHONE ESMT. PER INST. NO. 822 RECORDED IN BOOK 788 AT PAGE 31 OF OFFICIAL RECORDS UNCLAIMED ON AUGUST 14, 2018 BY INST. NO. 2018-0934268

SURVEYORS STATEMENT

I HEREBY STATE THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION UNDER THE PROVISIONS OF SECTION 8726 OF THE PROFESSIONAL LAND SURVEYORS ACT AND THAT SAID SURVEY CORRECTLY SHOWS THE TOPOGRAPHIC FEATURES.

KENNY L. FARGEN L.S. 4597 _____ DATE _____

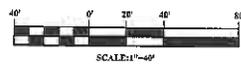
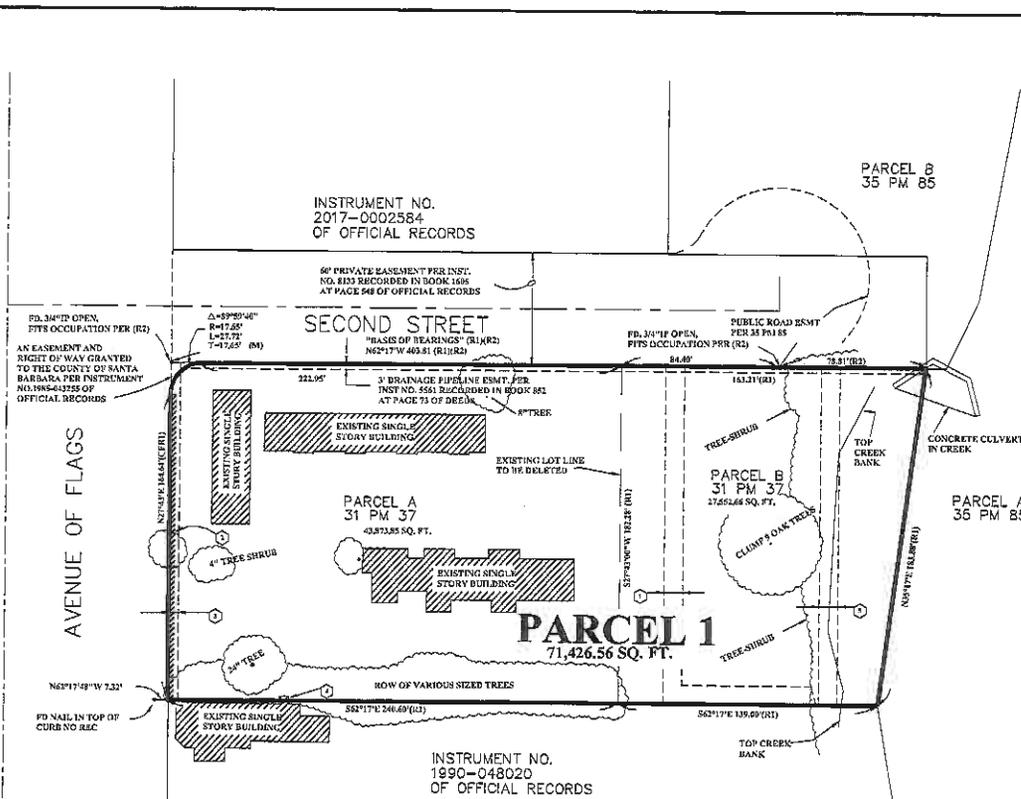


2624 AIRPARK DRIVE
SANTA MARIA, CA 93455
PHONE: 805-934-5727
FAX: 805-934-3448
DATE: DECEMBER 2, 2019
REVISED: APRIL 21, 2020

19117LLA.DWG

JOB: 19117

SHEET 1 OF 1

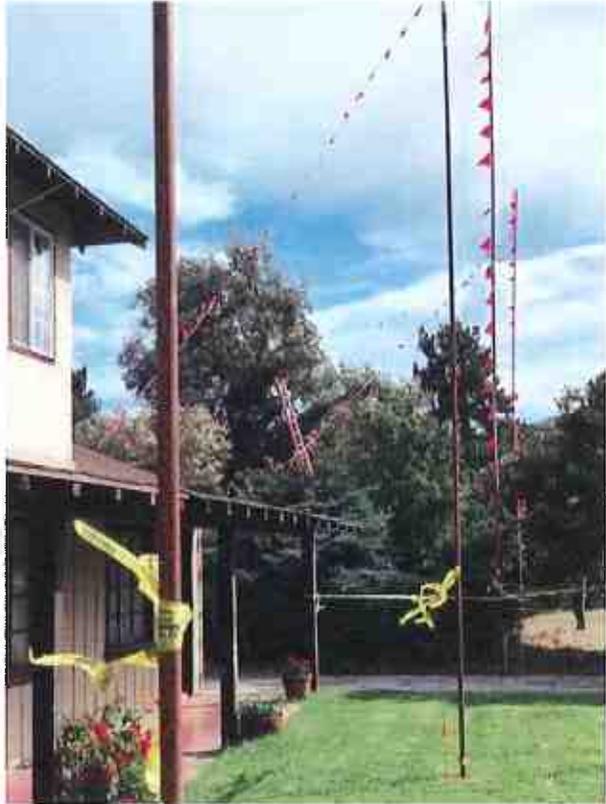


VICINITY MAP
NO SCALE

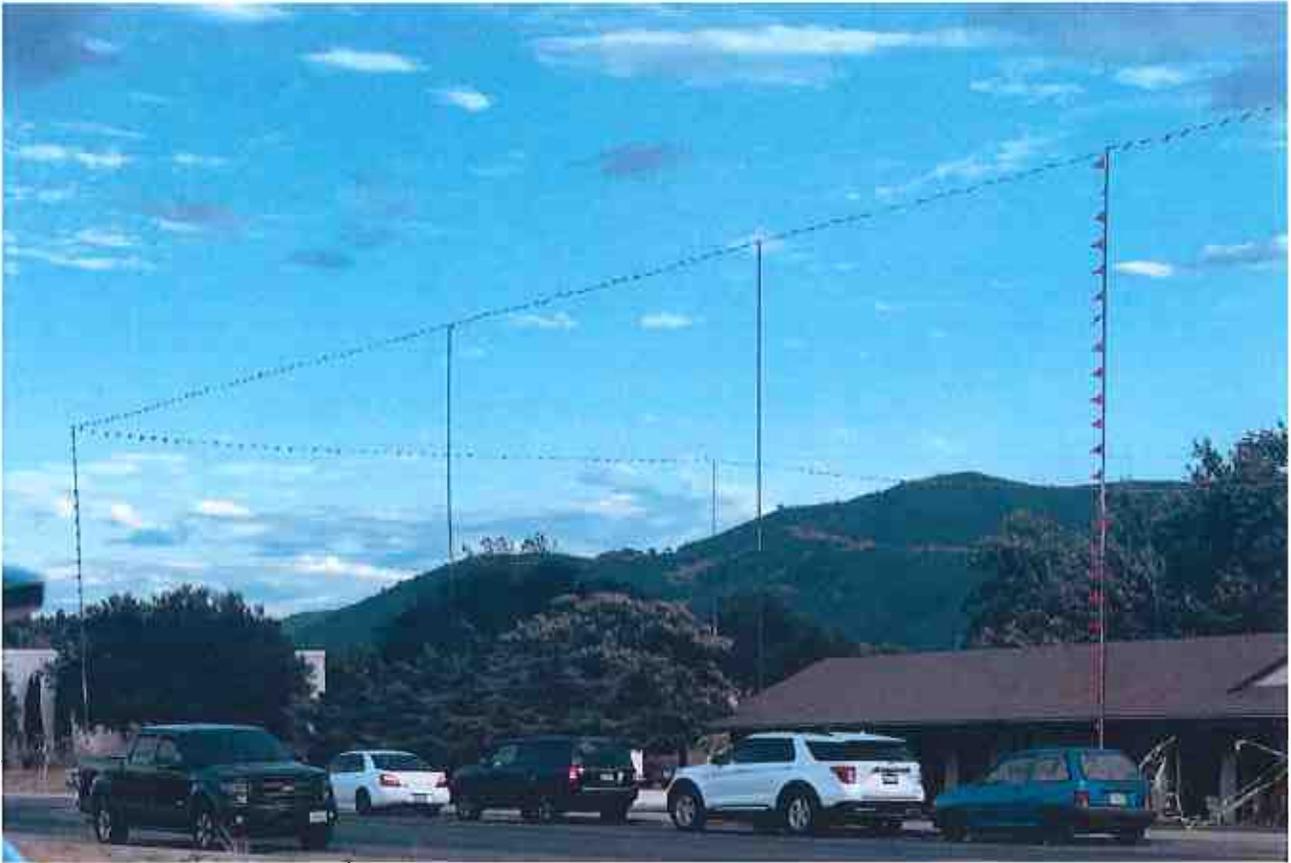
LEGEND

- DENOTES FOUND MONUMENT AS SHOWN AND DESCRIBED.
- (M) DENOTES MEASURED DATA
- (R1) DENOTES RECORD DATA PER 31 PM 37
- (R2) DENOTES RECORD DATA PER 35 PM 38
- (CR) DENOTES CALCULATED FROM

ATTACHMENT 7



ATTACHMENT 7



Attachment 8

CREEKSIDE VILLAGE MIXED USE PROJECT Development Opportunity Reserve (DOR) Program

SUMMARY OF PROPOSED CONCEPTUAL TERMS

Excerpts from DOR Terms Letter dated July 30, 2020, Submitted by MB Development (Applicant)

The following information summarizes the current and proposed incentive areas for Height, Parking, and Density for the Creekside Village project:

Height: The City of Buellton's zoning code allows for a 35-foot height limit and up to 50 feet as an incentive for the D.O.R. program. MB is proposing a working height of 38-feet, 12 feet under the maximum allowable and 3-feet over the baseline limit.

Parking: Creekside Village is required to provide 137 parking spaces. The current plans provide 108 parking spaces to be provided on-site and MB is seeking incentives for the remainder of 29 spaces. Since the January 31st, 2020 letter a Parking and Traffic study have been performed, showing no significant impact to Traffic and more than sufficient Parking needs met, given the surrounding area at this time.

Density: The current underlying zoning allows for up to 16 dwelling units per acre, allowing 26 dwelling units "by-right", while the D.O.R. program allows a project to achieve up to 40 dwelling units per acre, allowing up to 65 dwelling units on the subject site. Creekside Village will be seeking 39 dwelling units per acre or 64 dwelling units.

At the last meeting between MB and City staff on June 12th, 2020 D.O.R. items were discussed and the following points reflect our understanding of the discussion with staff as to what could be considered mutually acceptable regarding Height and Parking and the Zaca Creek trail.

1. Provided that Creekside Village's maximum height is currently 12 feet under the maximum allowable height and only 3 feet over the base allowed by code, a development modification /variance could be sought instead of a D.O.R. contribution.
2. With MB providing a pass-through lane to the adjacent property per Council and City Staff requests, and that MB will install additional angled parking along Avenue of Flags, approximately 5 parking spots could be reduced from the required total.
3. Given that there are no current plans to advance or progress the Zaca Creek trail past Creekside Village, a portion of the funds otherwise used towards the improvement of the Creek Trail could be put into the D.O.R. contributions fund. Additionally, part of the rear of the subject property could be granted as an easement to the City of Buellton for future Creek improvements as development continues along the Avenue.
4. For the remainder of the incentives regarding Density and Parking, ***Applicant proposes to provide the City of Buellton up to \$300,000 to be used towards community benefits and the D.O.R. program.*** Applicant feels this

will grant the City flexibility, and choice, in how it best sees fit to improve Avenue of Flags. Per the Applicant, below are some examples that could potentially fit the Avenue of Flags Specific Plan Goals:

- a. A contribution towards Parking on Avenue of Flags.
- b. A contribution towards a new Public Restroom on a median.
- c. A donation of an Art Exhibit using a local Buellton Sculpture/Artist to be used on a median.
- d. Improvement of the sidewalks (beyond standard public improvement requirements) with stamped and/or decorative concrete which can match the City of Buellton's medians or create a new pattern which could then become consistent throughout development along Avenue of Flags.
- e. A contribution towards Zaca Creek improvements as development continues along the Avenue.

City of Buellton Design Review

Distribution:

<i>City</i>	<i>Ravatt Albrecht</i>	<i>Other</i>	<i>Applicant</i>	<i>Other</i>
<input type="checkbox"/> A. Keefer	<input checked="" type="checkbox"/> G. Ravatt	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> 1 st Review
<input type="checkbox"/> I. Tucker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> 2 nd Review
<input type="checkbox"/> C. Meche		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> 3 rd Review
<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/> Final Review

VIA

Email Fax U.S. Mail Delivery

PROJECT: Creekside Village
480 Avenue of Flags Mixed Use
Buellton CA, 93427

ARCHITECT: Ravatt Albrecht & Associates Inc
1371 Pacific Street
San Luis Obispo, CA 93401

DATE: 08/24/20

CITY FILE NO:

REVIEWER: Greg Ravatt AIA

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"/>

Remarks:

1. No comments.

BUILDING DESIGN:

	N/A	Complete	Complete w/ Corrections	Incomplete
1. Design Style	1 <input type="checkbox"/>	1 <input checked="" type="checkbox"/>	1 <input type="checkbox"/>	1 <input type="checkbox"/>
2. Color Schemes	2 <input type="checkbox"/>	2 <input 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. Comment addressed.
2. Roof drainage not indicated. The reason for the comment is to determine how the roof drainage might affect the elevations (scuppers, downspouts, etc.). Please indicate scupper locations and type, if applicable.
3. Comment partially addressed. Due to the location of this site, architectural character is very important. Provide details of key architectural elements such as courtyard coping, parapet coping, street window head/jamb/sill, street door head/jamb, depth of stucco pop outs, etc. Handrails are shown as cable railings and rendered as wrought iron in a chevron pattern. Please clarify and provide details.
4. Comment partially addressed with sheet A802. Sheet A203 was not updated with current elevation, and shows a green accent color not indicated in the elevations as well as blue awnings with the color not identified. Paint

Attachment 9

colors are shown but not identified. Please update and provide a single colors/materials board that depicts complete design intent with specific colors and materials indicated.

5. Comment addressed. No comments regarding signage.



March 18, 2020

Michael Holliday
DMHA Architecture + Interior Design
1 N. Calle Cesar Chavez, Suite 102
Santa Barbara, CA 93103
805-448-2611

Re: 480 Avenue of Flags

Dear Moritz,

Per our inspection of the refuse enclosure plans for the project at 480 Avenue of Flags, the enclosures are to the standards of MarBorg Industries. We will be able to deliver solid waste and recycle containers as soon as the construction is completed.

Please do not hesitate to contact me with any further questions or concerns.

Sincerely,

A handwritten signature in cursive script that reads 'Louie De Rueda'.

Louie De Rueda
Safety Supervisor
MarBorg Industries
728 E. Yanonali Street
Santa Barbara, CA 93103

Cc: Tito Escarcega
Commercial Route Supervisor



Attachment 11

Clare Barcelona

From: Brooke, Beth <Bbrooke@co.santa-barbara.ca.us>
Sent: Friday, March 27, 2020 3:59 PM
To: Irma Tucker
Subject: Creekside Village III-A 480 Avenue of the Flags, City of Buellton 19-FDP-01 Consultation Notice

Hi Irma

I have reviewed the conceptual plans for the subject location, following are Building & Safety comments.

1. A Geology report prepared and signed by a California licensed geologist will be required.
2. A soils report to include an assessment and conclusion of the potential for liquefaction will be required. At a minimum, one boring to a depth of 50' will be required.
3. Provide grading plans for reference in the construction drawings.
4. Provide separate "Site Accessibility Plans" detailing accessible routes of travel between building and to the public way and/or streets serving the site and coordinate with civil. All accessible features (accessible parking, ramps, stairs, interior and exterior accessible paths of travel and accessible restrooms in compliance with CBC 11A (housing) and 11B must be identified and fully detailed.
5. Incorporate all discretionary conditions of approval and department condition letters into the plans.
6. Incorporate compliance with the applicable CA Green Code in the plans to include commissioning.
7. Provide a complete, independent plan which graphically delineates all fire areas, fire walls, fire barriers, fire partitions, exterior rated walls due to fire separation distance to property lines, horizontal fire-resistive assemblies and fire resistive construction based on the Type of Construction (III-A per AOR.) Provide thorough detailing for horizontal and vertical continuity of the fire rated assemblies on the plans and protection of penetrations at fire rated assemblies. Label all fire-resistive corridors, shafts, incidental use areas, etc. Cite code sections indicating reasons assemblies are rated.
8. Clearly show egress requirements for the building. A separate, detailed egress plan will be required for clarity of plan review and field inspection. Show occupant load, number of exits required and number of exits provided at each space, story and building totals. Provide a calculation for required exit width. Label all components of the exit access, exit, exit discharge and show compliance with applicable provisions addressing those components throughout the building. Specify and detail an accessible path of travel to and from all entrances and exits to the public right of way.
9. Provide a plumbing fixture analysis.
10. Incorporate any conditions of approval of the Flood Plain Administrator into the plans.
11. Landscape plans which detail compliance with the current Model Water Efficiency Landscape Ordinance (MWELO) or City requirements (whichever are most stringent) will be required.
12. Compliance with Federal Access Laws or Standards (i.e.: Americans with Disabilities Act) is solely the responsibility of the property owner and Architect of Record.
13. Applications submitted on or after January 1, 2020 will be subject to the 2019 Codes.



Beth Brooke
Plans Examiner

Planning & Development
Building & Safety
624 W. Foster Road
Santa Maria, CA 93455
805-934-6238

<http://www.countyofsb.org/pindev/home.sbc>

Memorandum

DATE: February 10, 2020

TO: Irma Tucker
Buellton Planning Department
City of Buellton

FROM: Glenn Fidler, Captain
Fire Department



SUBJECT: APN: 137-170-042 Permit: 19-FDP-01
Site: 480 Avenue of the Flags, Buellton
Project: Final Development Plan – One 3 Story Mixed Use Building and Parking

The above project is located within the jurisdiction of the Santa Barbara County Fire Department.

CONDITIONS FOR DEVELOPMENT PLAN

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

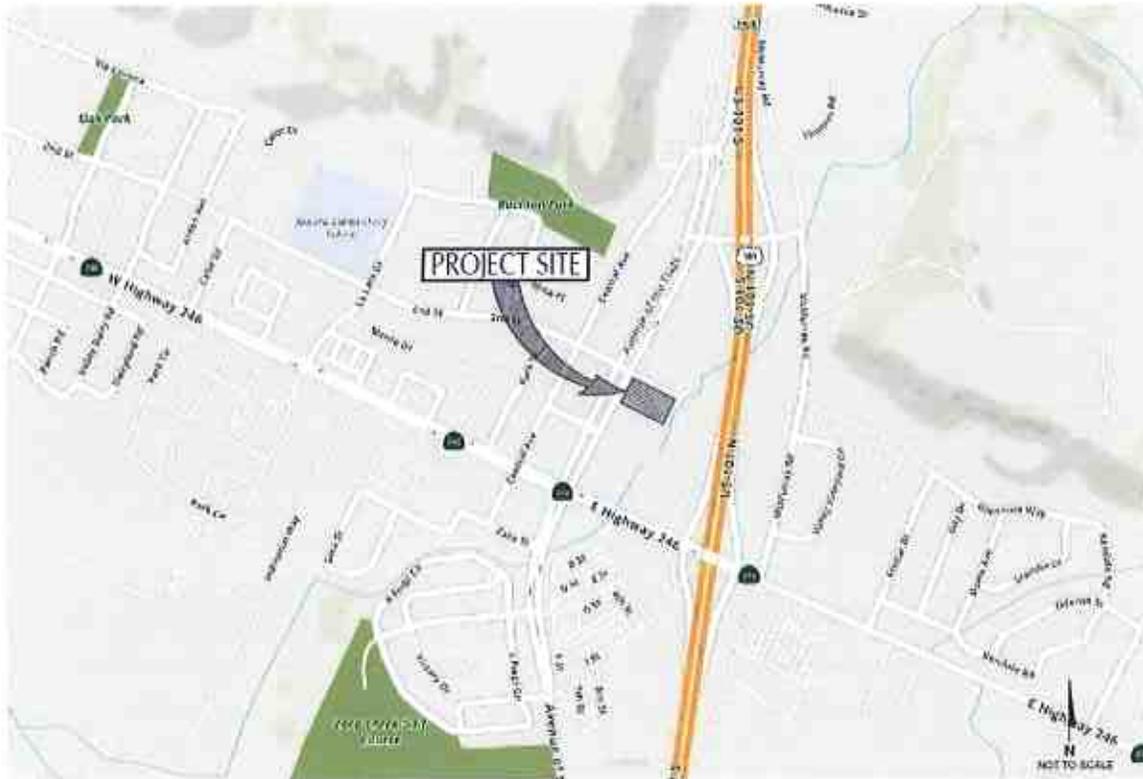
1. A fire protection engineer shall be required to design a fire protection plan to include at a minimum:
 - Fire Sprinkler Systems
 - Standpipe System
 - Smoke Removal System for parking garage.
 - Alarm Systems
 - Roof Access

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

GF:ps

**CREEKSIDE VILLAGE PROJECT
BUELLTON, CALIFORNIA**

TRAFFIC AND PARKING STUDY



March 9, 2020

ATE #20013

Prepared for:

City of Buellton
PO Box 1819
Buellton, CA 93427



ASSOCIATED TRANSPORTATION ENGINEERS

100 N. Hope Avenue, Suite 4, Santa Barbara, CA 93110-1686 • (805) 687-4418 • FAX (805) 682-8509



ASSOCIATED TRANSPORTATION ENGINEERS

100 N. Hope Avenue, Suite 4, Santa Barbara, CA 93110 • (805)687-4418 • FAX (805)682-8509 • main@atesb.com

Since 1978

Richard L. Pool, P.E.
Scott A. Schell, AICP, PTP

March 9, 2020

20013R01

Irma Tucker
City of Buellton
PO Box 1819
Buellton, CA 93427

TRAFFIC AND PARKING STUDY FOR THE CREEKSIDE VILLAGE PROJECT, BUELLTON, CALIFORNIA

Associated Transportation Engineers (ATE) is pleased to submit the following traffic and parking study for the Creekside Village Project. It is our understanding that the results of the study will be incorporated into the environmental documents being prepared by the City of Buellton.

We appreciate the opportunity to assist the City of Buellton with the project.

Associated Transportation Engineers

Richard L. Pool, PE
President



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INTRODUCTION

The following study contains an analysis of the potential traffic and parking impacts associated with the Creekside Village Project (the "Project") proposed in the City of Buellton. The traffic analysis evaluates the Project's potential traffic impacts assuming Existing, Existing + Project, Cumulative, and Cumulative + Project conditions within the study-area. The traffic analysis also reviews the site access and circulation plan. The parking analysis evaluates the Project's parking requirements based on the City's zoning ordinance as well as based on the Project's peak parking demands.

PROJECT DESCRIPTION

As shown on Figure 1, the Project is located at the southeast corner of the Avenue of Flags/Second Street intersection. The Project site is within AOF Specific Plan District 4 on a portion of Opportunity Site #8, which the City has deemed suitable for a mixed-use development. Three existing one- and two-story buildings totaling 6,775 SF are proposed for demolition. The existing structures were originally a motel use and are currently a multi-family residential use occupied by 19 tenants.

The Project is proposing to remove the existing buildings and develop a 3-story mixed-use development comprised of 10,670 SF of commercial space on the ground floor and a total of 64 apartment units on the 2nd and 3rd floors. Figure 2 illustrates the Project Site Plan. As shown, vehicular access is proposed via one driveway on Second Street at the rear of the property (east end). The driveway provides access to the Project's parking areas as well as potential access to the adjacent property on the south – thereby creating a secondary circulation route as planned in the AOF Specific Plan.

Ground level parking is proposed within a parking garage underneath the 2nd and 3rd residential units as well as an open parking lot at the rear of the property. The total parking required is 137 spaces, 36 parking spaces for the commercial uses plus 101 spaces for the apartment units. The Project is proposing 108 spaces – 5 space for the commercial uses plus 103 spaces for the apartment units. Thus, the Project is proposing 29 parking spaces less than required by the zoning ordinance. Pursuant to the AOF Specific Plan, a parking reduction may be allowed with the DOR program and the applicant is requesting consideration of a DOR incentive/benefit package to address the shortage of 29 parking spaces (21% reduction proposed).

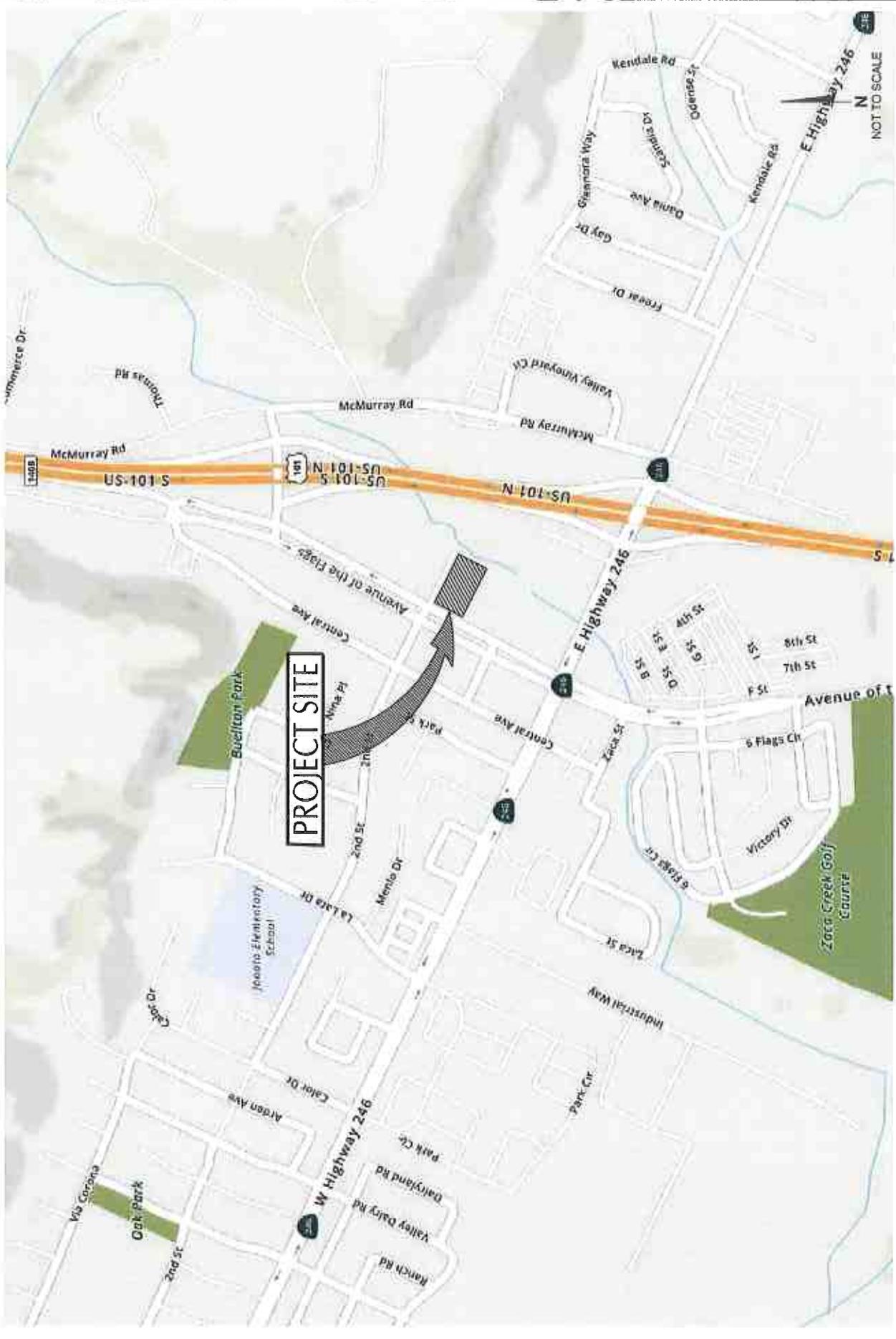


FIGURE 1

PROJECT SITE LOCATION





FIGURE 2

PROJECT SITE PLAN

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TRAFFIC IMPACT THRESHOLDS

Because traffic flow on urban arterials is most constrained at intersections, detailed flow analyses focus on the operating conditions of critical intersections during peak travel periods. In rating intersection operations, "Levels of Service" (LOS) A through F are used. LOS A and LOS B represent primarily free-flow operations, LOS C represents stable conditions, LOS D nears unstable operations with restrictions on maneuverability within traffic streams, LOS E represents unstable operations with maneuverability very limited, and LOS F represents breakdown or forced flow conditions.

The City of Buellton considers LOS C as the minimum standard for traffic operations on City roadways and intersections. LOS D is considered acceptable as an interim condition where programmatic implementation of transportation infrastructure improvements are planned to take place over a period that would return the level of service to an acceptable level.

EXISTING CONDITIONS

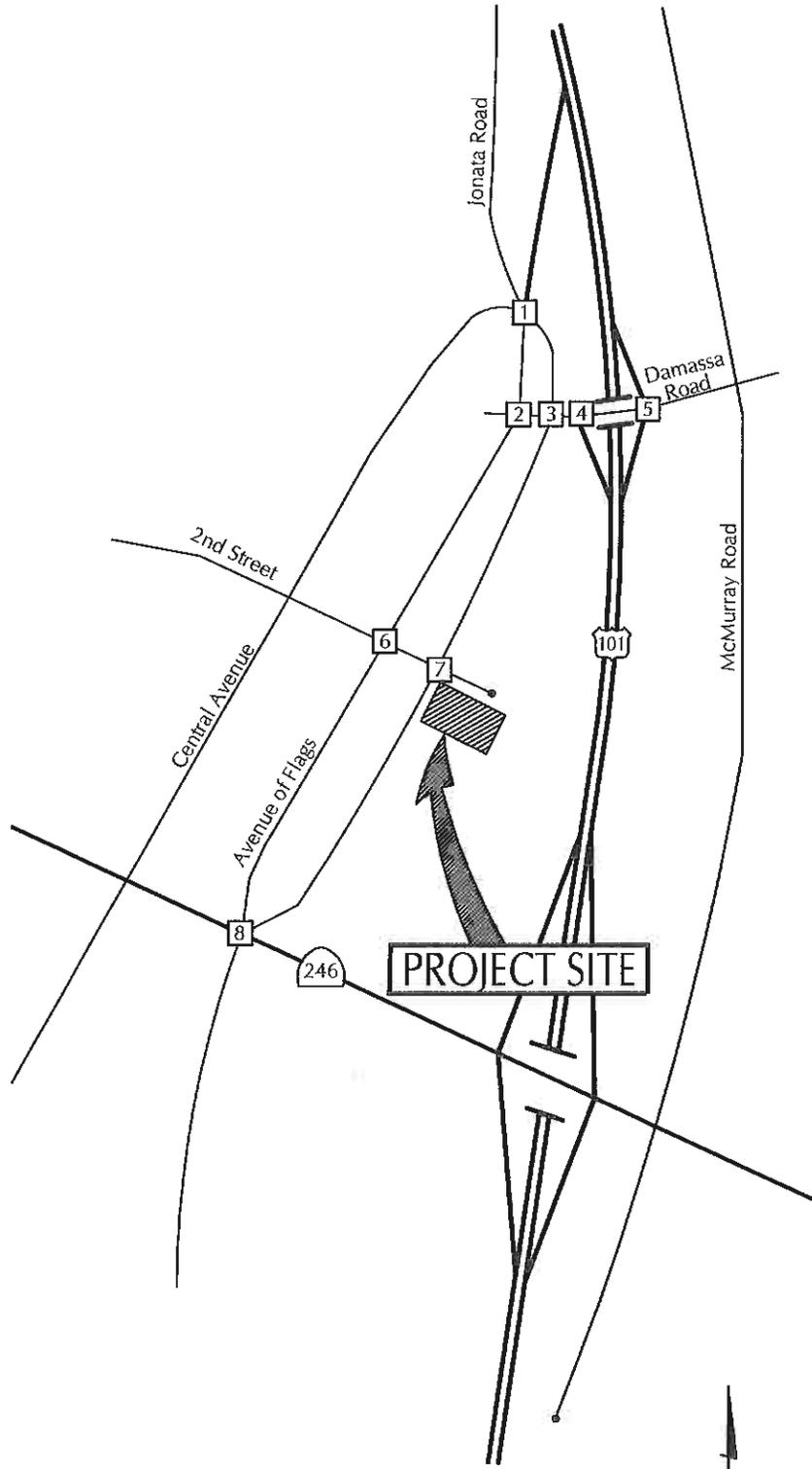
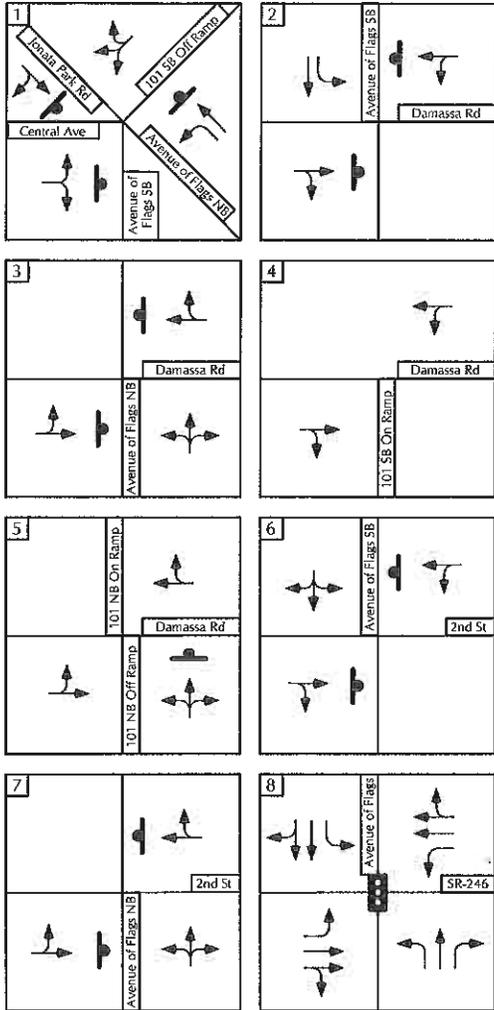
Existing Street Network

The circulation system serving the Project is comprised of regional highways, arterials and collector streets, which are illustrated on Figure 3. The following text discusses the major roadways serving the site.

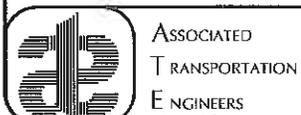
US 101, located just east of the Project, is a multi-lane highway that serves the California coast between Los Angeles and San Francisco. US 101 is 4 lanes wide in the City of Buellton and provides regional access to the Project.

SR 246, located south of the Project site, is an east-west state highway which extends from the Pacific Ocean west of Lompoc through Buellton, Solvang and Santa Ynez to SR 154 on the east. SR 246 is a 4-lane arterial from the western Buellton city limit to Freear Drive near the Eastern city limit.

Avenue of Flags, located along the western frontage of the Project, is a north-south roadway that parallels the west side of US 101. Avenue of Flags serves the business area of Buellton between the US 101 SB Off-Ramp on the north and the Flying Flags RV Resort on the south. Avenue of Flags is divided by a wide median north of SR 246. In the northbound direction, Avenue of Flags contains one vehicular lane, a bike lane, and on-street parking on both sides of the street from SR 246 to Damassa Road; and 2 vehicular lanes, a Class III bike lane (sharrow bike lane), and on-street parking on one side of the street north of Damassa Road. In the southbound direction, Avenue of Flags contains 1 vehicular lane, a bike lane, and on-street parking between the US 101 SB Off-Ramp and SR 246.



- LEGEND**
- Signalized Intersection
 - Stopped Approach
 - Lane Geometry



EXISTING STREET NETWORK

FIGURE 3

JH - ATE#20013

Second Street is an east-west collector street that fronts the north side of the Project. Second Street extends from just west of US 101 to Riverview Drive on the east. Second Street serves commercial and residential uses in the Project vicinity; and residential and school uses west of the downtown area. Second Street contains one vehicular lane in each direction and on-street parking along both sides of the street east of Avenue of Flags adjacent to the Project site.

Existing Levels of Service

Existing lane geometries and traffic controls for the key study-area intersections are illustrated on Figure 3. Existing peak hour volumes were obtained for the study-area intersections from traffic counts collected for the Avenue of Flag Specific Plan traffic study. Existing peak hour volumes are illustrated on Figure 4.

Existing levels of service were calculated for the study-area intersections using the Highway Capacity Manual (HCM)¹ methodologies, as required by the City of Buellton. Table 1 summarizes the Existing levels of service for the key study-area intersections (LOS calculations in technical appendix).

**Table 1
Existing Levels of Service**

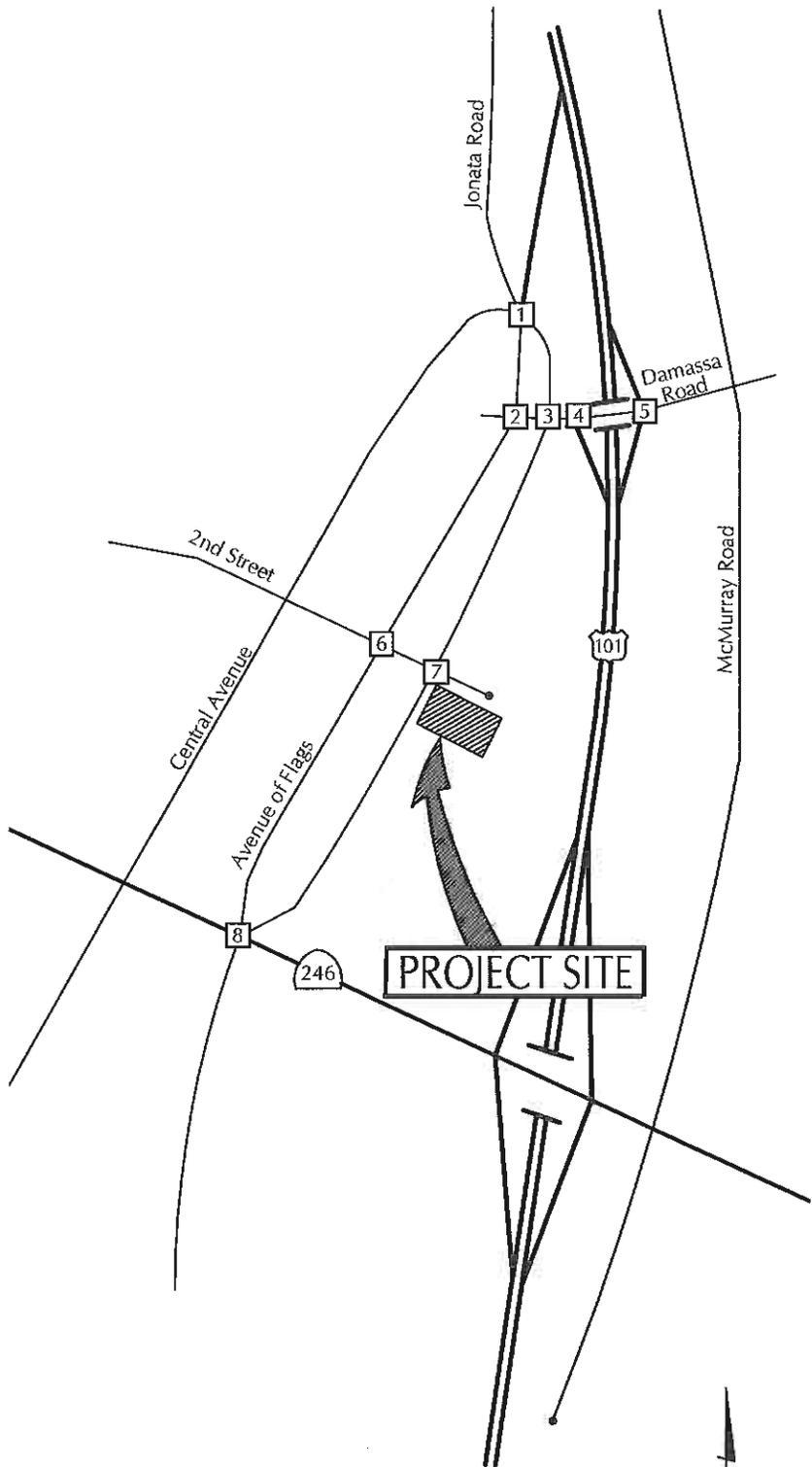
Intersection		Control	Delay / LOS (a)	
			AM Peak Hour	PM Peak Hour
#1	US 101 SB/Jonata/AOF	Stop Sign	8.8 Sec./LOS A	8.7 Sec./LOS A
#2	Damassa/Southbound AOF	Stop Sign	13.1 Sec./LOS B	13.8 Sec./LOS B
#3	Damassa/Northbound AOF	Stop Sign	12.3 Sec./LOS B	13.1 Sec./LOS B
#4	Damassa/US 101 SB	Yield	8.2 Sec./LOS A	7.8 Sec./LOS A
#5	Damassa/US 101 NB	Stop Sign	10.6 Sec./LOS B	9.8 Sec./LOS A
#6	Second/Southbound AOF	Stop Sign	11.2 Sec./LOS B	12.1 Sec./LOS B
#7	Second/Northbound AOF	Stop Sign	10.8 Sec./LOS B	10.8 Sec./LOS B
#8	SR 246/AOF	Signal	27.7 Sec./LOS C	30.4 Sec./LOS C

(a) Pursuant to the HCM, levels of service for Stop Sign and Yield intersections based on average delay per vehicle in seconds for Stop and Yield movements. LOS for signalized intersections based on average delay per vehicle in seconds for all vehicles using the intersection.

The data presented in Table 1 indicate that the study-area intersections currently operate at LOS C or better during the AM and PM peak hour periods, which meets the City's LOS C operating standard.

¹ Highway Capacity Manual, Transportation Research Board, 6th Edition, 2016.

<p>1</p> <p>Jonata Rd 36(37) 10(9)</p> <p>Central Ave 4(12) 18(18)</p> <p>Avenue of Flags AVB 98(88) Flags</p> <p>(1)1 (1)1 (18)21 (22)204 (10) 59 Off Ramp (23)43 (35)39</p>	<p>2</p> <p>83(139) 180(155) 3(0)</p> <p>(7)2 (46)155</p> <p>0(0) 3(4) 1(0)</p>
<p>3</p> <p>3(1) 81(166)</p> <p>(13)55 (31)144</p> <p>(2)21 144</p>	<p>4</p> <p>233(317) 20(58)</p> <p>(64)206 (18)16</p>
<p>5</p> <p>117(116) 116(204)</p> <p>(38)124 (81)190</p> <p>(6)25 (3)31</p>	<p>6</p> <p>13(4) 25(156) 6(25)</p> <p>(18)34 (13)24</p> <p>49(92) 60(85)</p>
<p>7</p> <p>42(89) 10(5)</p> <p>(2)10 (1)20</p> <p>(1)39 (1)53 134 (20)51</p>	<p>8</p> <p>135(125) 36(30) 188(91)</p> <p>(50)82 (426)845 (63)88</p> <p>70(109) 544(747) 45(92)</p> <p>(62)90 (17)40 (59)114</p>



LEGEND
 L (XX)XX - (AM)PM Peak Hour Volume

N
 NOT TO SCALE



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EXISTING TRAFFIC VOLUMES

FIGURE 4

JH - ATE#20013

PROJECT SPECIFIC ANALYSIS

Project Trip Generation

Trip generation estimates were developed for the Project using rates presented in the Institute of Transportation Engineers (ITE) Trip Generation Manual.² As noted, the existing buildings to be removed from the site are currently used as a multi-family residential use and are occupied by 19 tenants. This existing use is included in the trip generation analysis. Table 2 presents trip generation estimates for the Project (a detailed worksheet showing the calculations is included in the Technical Appendix).

Table 2
Project Trip Generation

Land Use	Size	ADT		AM Peak Hour		PM Peak Hour	
		Rate	Trips	Rate	Trips	Rate	Trips
Proposed							
Commercial(a)	10,670 SF	37.75	403	0.39	4	3.81	41
Residential(b)	64 DU	7.32	468	0.46	29	0.56	36
Subtotals			871		33		77
Existing							
Residential(b)	19 Occupied DU	7.32	139	0.46	9	0.56	11
Net New Trips			732		24		66

(a) Trip generation based on ITE rates for Shopping Centers (ITE #820).

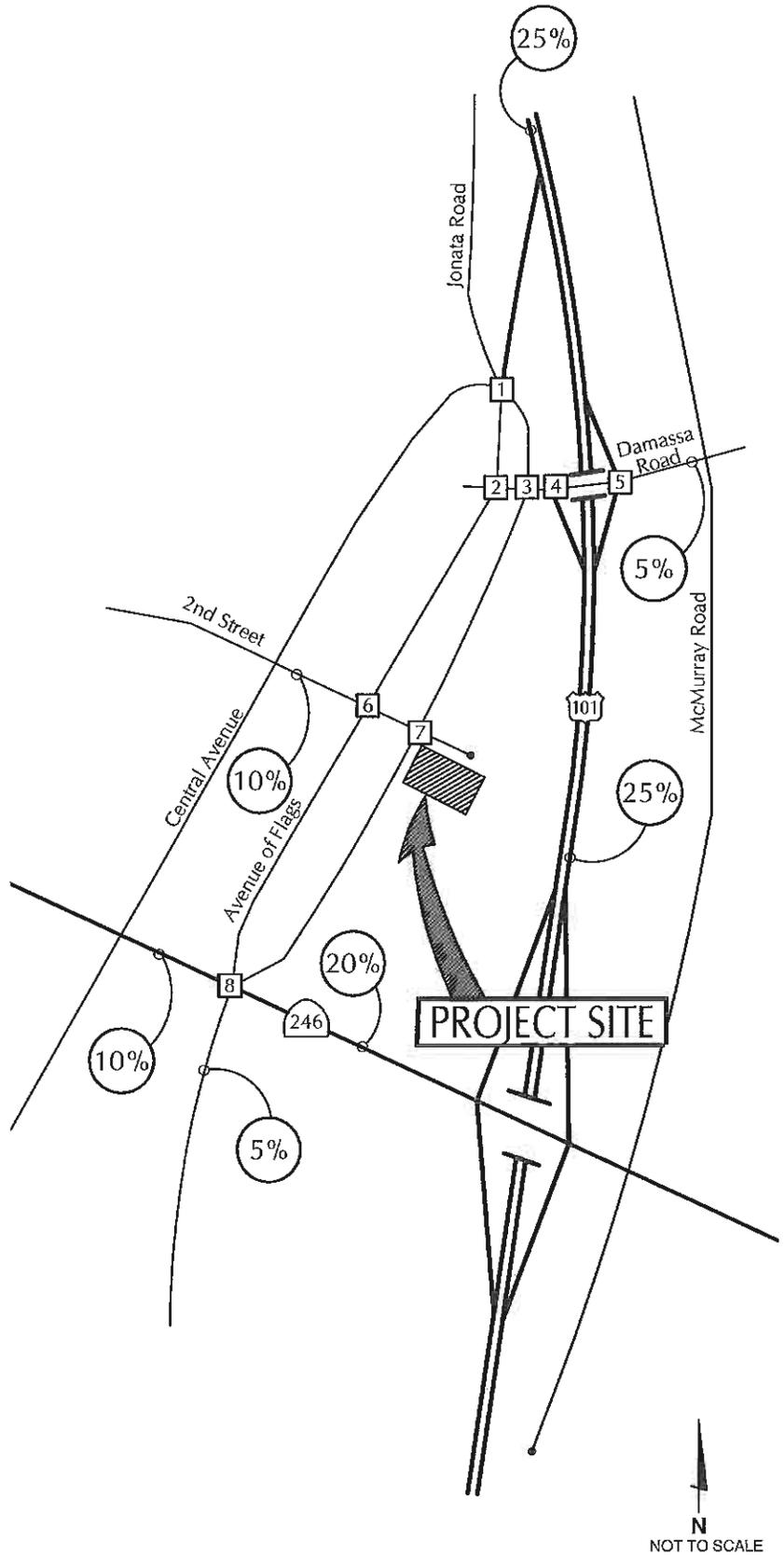
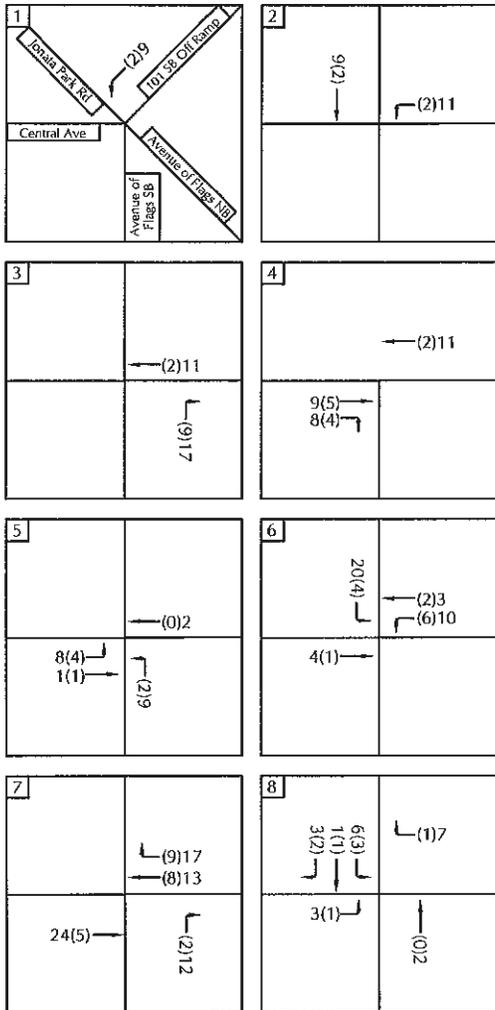
(b) Trip generation based on ITE rates for Multi-Family Housing (ITE #220).

As shown in Table 2, the Project is forecast to generate a net increase of 732 average daily trips (ADT), with 24 trips occurring during the AM peak hour and 66 trips occurring during the PM peak hour.

Project Trip Distribution

Table 3 shows the trip distribution pattern developed for the Project. The trip distribution pattern was developed based on existing traffic flows and surrounding land uses in the area. Figure 5 shows the trip distribution pattern and the assignment of trips generated by the Project.

² Trip Generation, Institute of Transportation Engineers, 10th Edition, 2017.



LEGEND

↳(XX)XX - (AM)PM Peak Hour Volume

○% - Distribution Percentage



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ENGINEERS

PROJECT TRIP DISTRIBUTION AND ASSIGNMENT

FIGURE 5

JH-ATE#20013

**Table 3
Project Trip Distribution**

Origin/Destination	Direction	Percentage
US 101	North	25%
	South	25%
SR 246	East	20%
	West	10%
McMurray Road	East of US 101	5%
Second Street	West of AOF	10%
Avenue of the Flags	South of SR 246	5%
Total		100%

Existing + Project Levels of Service

Levels of service were calculated for the study-area intersections assuming the Existing + Project volumes shown on Figure 6. Table 4 lists the Existing + Project levels of service for the study-area intersections.

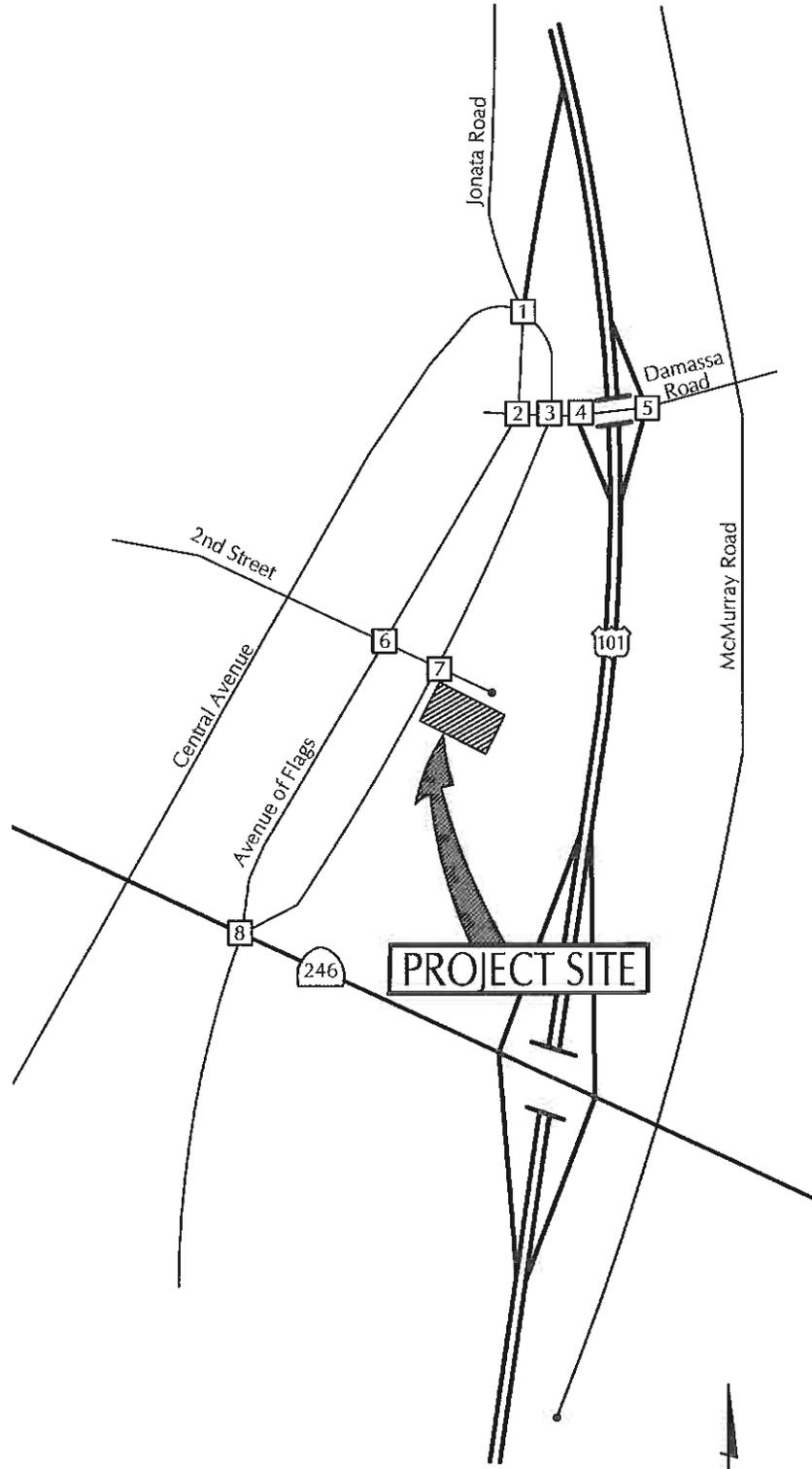
**Table 4
Existing + Project Levels of Service**

Intersection	Delay / LOS (a)			
	AM Peak Hour		PM Peak Hour	
	Existing	Existing + Project	Existing	Existing + Project
US 101 SB/Jonata/AOF	8.8 Sec./LOS A	8.8 Sec./LOS A	8.7 Sec./LOS A	8.7 Sec./LOS A
Damassa/Southbound AOF	13.1 Sec./LOS B	13.2 Sec./LOS B	13.8 Sec./LOS B	14.2 Sec./LOS B
Damassa/Northbound AOF	12.3 Sec./LOS B	12.4 Sec./LOS B	13.1 Sec./LOS B	11.3 Sec./LOS B
Damassa/US 101 SB	8.2 Sec./LOS A	8.2 Sec./LOS A	7.8 Sec./LOS A	7.9 Sec./LOS A
Damassa/US 101 NB	10.6 Sec./LOS B	8.0 Sec./LOS A	9.8 Sec./LOS A	10.2 Sec./LOS B
Second/Southbound AOF	11.2 Sec./LOS B	11.4 Sec./LOS B	12.1 Sec./LOS B	12.7 Sec./LOS B
Second/Northbound AOF	10.8 Sec./LOS B	11.0 Sec./LOS B	10.8 Sec./LOS B	11.1 Sec./LOS B
SR 246/AOF	27.7 Sec./LOS C	27.8 Sec./LOS C	30.4 Sec./LOS C	30.7 Sec./LOS C

(a) LOS based on average delay per vehicle in seconds pursuant to HCM procedures.

The data presented in Table 4 indicate that the study-area intersections are forecast to continue to operate at LOS C or better with Existing+Project traffic, which meets the City's LOS C standards. The Project would not significantly impact the study-area intersections based on the City's impact criteria.

<p>1</p> <p>Jonata Park Rd 36(37) 10(9)</p> <p>Central Ave 4(12) 18(18)</p> <p>85 Stags Avenue of Flags</p> <p>(11) (18)21 (226)213 (23)43 (35)39</p>	<p>2</p> <p>83(139) 189(157) 3(0)</p> <p>(7)2 (48)166</p> <p>0(0) 3(4) 1(0)</p>
<p>3</p> <p>3(1) 81(166)</p> <p>(13)55 (33)155</p> <p>(22)117 (8)15 (22)161</p>	<p>4</p> <p>242(322) 28(62)</p> <p>(66)217 (18)16</p>
<p>5</p> <p>125(120) 117(205)</p> <p>(38)124 (81)192</p> <p>(6)25 (5)40</p>	<p>6</p> <p>53(93) 60(85)</p> <p>33(8) 251(156) 61(25)</p> <p>(20)37 (19)34</p>
<p>7</p> <p>42(89) 34(10)</p> <p>(11)27 (19)33</p> <p>(1)521 (1)531 (20)51 (1)531 (1)34</p>	<p>8</p> <p>73(110) 544(747) 45(92)</p> <p>141(128) 37(31) 191(93)</p> <p>(51)89 (426)845 (63)88</p> <p>(62)90 (17)42 (59)114</p>



LEGEND

↳(XX)XX - (AM)PM Peak Hour Volume

N
NOT TO SCALE



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EXISTING + PROJECT TRAFFIC VOLUMES

FIGURE 6

JH - ATE#20013

CUMULATIVE ANALYSIS

Traffic Forecasts

Cumulative traffic volumes were forecast assuming the additional traffic that will be generated by approved and pending projects in the City (see cumulative list in Technical Appendix) plus developments within the AOF Specific Plan during the first 5-year period. As derived from the AOF Specific Plan, 25,000 SF of commercial uses and 54 dwelling units are assumed to be developed within the Specific Plan area during the 5-year period. The cumulative forecasts also include installation of four-way stop signs along Avenue of Flags at Damassa Road, Second Street, and First Street – which are part of the street network changes planned under Phase 1 of the AOF Specific Plan. Cumulative traffic volumes are shown on Figure 7 and Cumulative + Project volumes are shown on Figure 8.

Cumulative Levels of Service

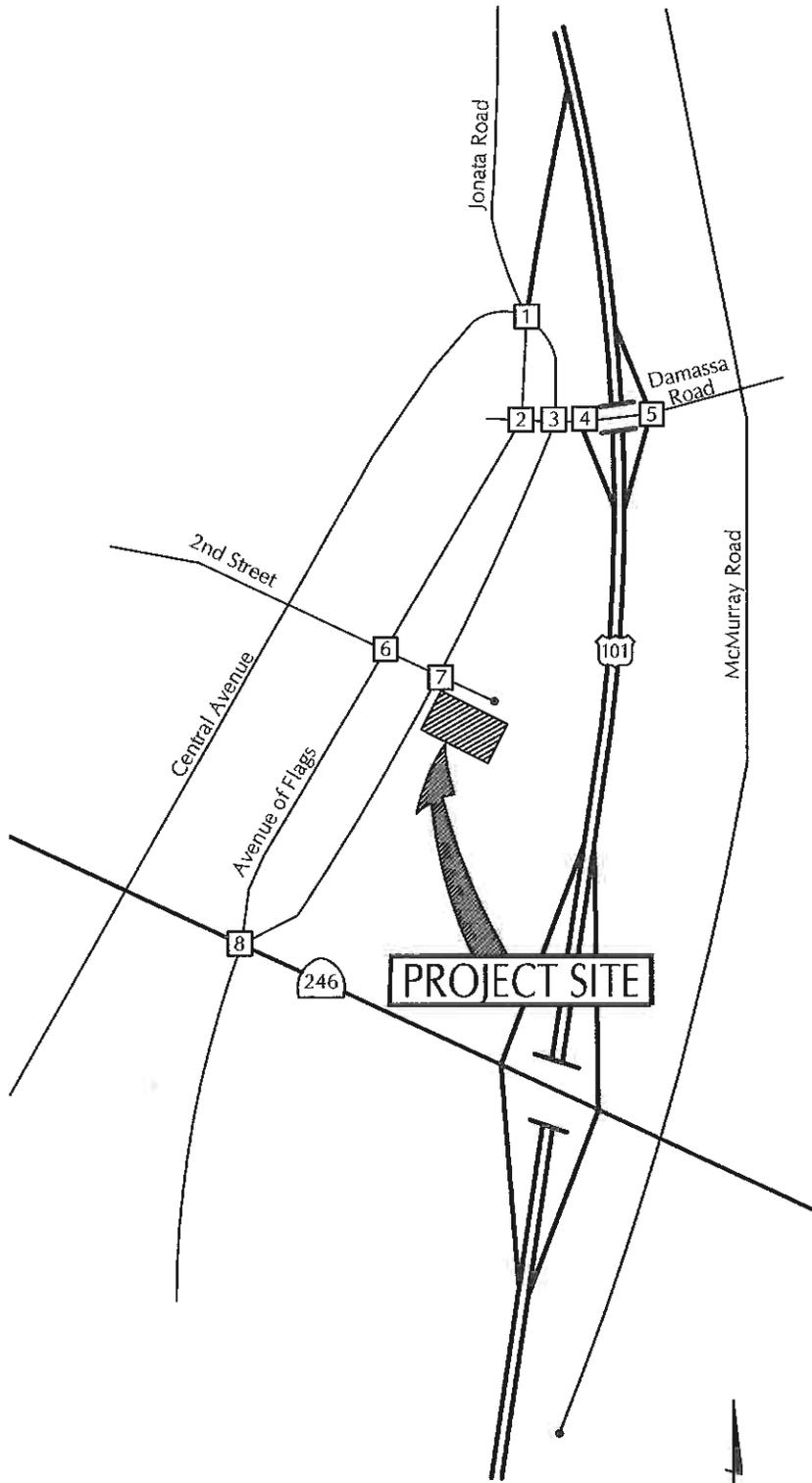
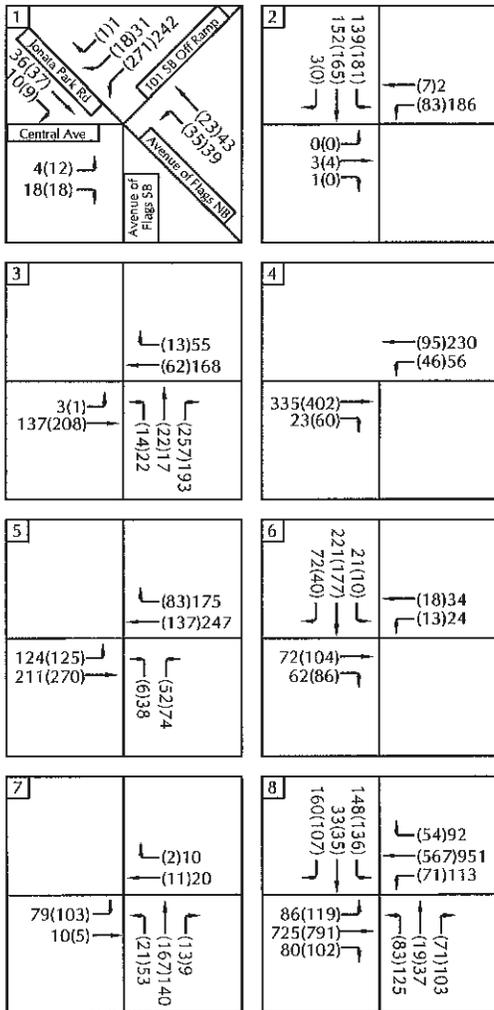
Table 5 compares the Cumulative and Cumulative + Project levels of service for the study-area intersections.

**Table 5
Cumulative Levels of Service**

Intersection	Delay / LOS (a)			
	AM Peak Hour		PM Peak Hour	
	Cumulative	Cumulative + Project	Cumulative	Cumulative + Project
US 101 SB/Jonata/AOF	9.2 Sec./LOS A	9.2 Sec./LOS A	9.1 Sec./LOS A	9.2 Sec./LOS A
Damassa/Southbound AOF	10.3 Sec./LOS B	10.4 Sec./LOS B	10.3 Sec./LOS B	10.5 Sec./LOS B
Damassa/Northbound AOF	9.5 Sec./LOS A	9.6 Sec./LOS A	9.4 Sec./LOS A	9.6 Sec./LOS A
Damassa/US 101 SB	8.6 Sec./LOS A	8.6 Sec./LOS A	8.2 Sec./LOS A	8.3 Sec./LOS A
Damassa/US 101 NB	9.0 Sec./LOS A	9.1 Sec./LOS A	11.5 Sec./LOS B	12.3 Sec./LOS B
Second/Southbound AOF	9.0 Sec./LOS A	9.0 Sec./LOS A	9.6 Sec./LOS A	10.0 Sec./LOS A
Second/Northbound AOF	8.6 Sec./LOS A	8.6 Sec./LOS A	8.5 Sec./LOS A	8.7 Sec./LOS A
SR 246/AOF	30.0 Sec./LOS C	30.0 Sec./LOS C	34.3 Sec./LOS C	34.5 Sec./LOS C

(a) LOS based on average delay per vehicle in seconds pursuant to HCM procedures.

The data presented in Table 5 indicate that the study-area intersections are forecast to operate at LOS C or better with Cumulative and Cumulative + Project Traffic, which meets the City's LOS C standard. Thus, the Project would not contribute to cumulative impacts at the study-area intersections.



LEGEND

←(XX)XX - (AM)PM Peak Hour Volume

N
NOT TO SCALE



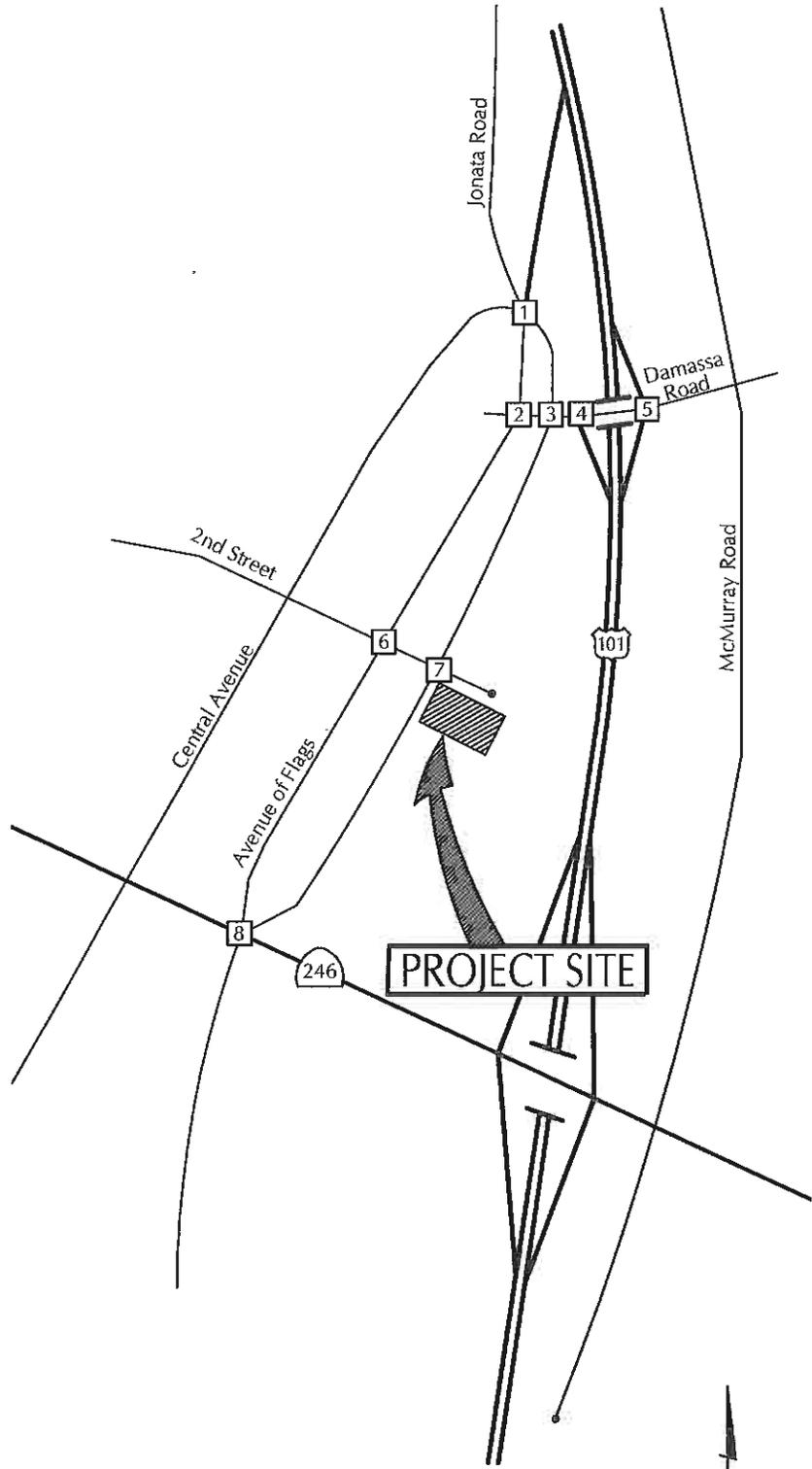
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CUMULATIVE TRAFFIC VOLUMES

FIGURE 7

JH - ATE#20013

<p>1</p> <p>Jonata Park Rd 35(37) 10(9)</p> <p>Central Ave 4(12) 18(18)</p> <p>101 SB Off Ramp (273)251</p> <p>23rd St (35)39</p> <p>85 St Avenue of Flags NB</p>	<p>2</p> <p>138(181) 161(167) 3(0)</p> <p>0(0) 3(4) 1(0)</p> <p>(7)2 (85)197</p>
<p>3</p> <p>3(1) 137(208)</p> <p>(13)55 (64)179</p> <p>(2)217 (14)22</p> <p>266210</p>	<p>4</p> <p>344(407) 31(64)</p> <p>(97)241 (46)56</p>
<p>5</p> <p>132(129) 212(271)</p> <p>(83)175 (137)249</p> <p>(5)274 (8)47</p>	<p>6</p> <p>76(105) 62(86)</p> <p>41(14) 221(177) 72(40)</p> <p>(20)37 (19)34</p>
<p>7</p> <p>79(103) 34(10)</p> <p>(11)27 (19)33</p> <p>(1)521 (167)140 (2)153</p>	<p>8</p> <p>89(120) 725(791) 80(102)</p> <p>154(139) 34(36) 163(109)</p> <p>(55)99 (567)951 (71)113</p> <p>(7)1103 (19)39 (83)125</p>



LEGEND

└(XX)XX - (AM)PM Peak Hour Volume

N
NOT TO SCALE



ASSOCIATED
TRANSPORTATION
ENGINEERS

CUMULATIVE + PROJECT TRAFFIC VOLUMES

FIGURE 8

JH1-ATE#20013

SITE ACCESS AND CIRCULATION

Vehicular access is proposed via one driveway on Second Street at the rear of the property (see Figure 2 – Project Site Plan). The driveway would provide access to the ground level parking at the rear of the property as well as the garage underneath the 2nd and 3rd residential units. The driveway would also provide future access to the adjacent property on the south – thereby creating a secondary circulation route pursuant to the AOF Specific Plan.

Review of the site access and circulation plan found that it would adequately accommodate Project traffic and would not upset traffic along Second Street adjacent to the Project driveway. Traffic volumes on Second Street are less than 500 vehicles per day, a relatively low volume of traffic, which equates to LOS A traffic operations. Second Street is flat and straight adjacent to the proposed driveway, thus good sight distances are provided for turning to/from the driveway.

PARKING ANALYSIS

Zoning Ordinance Parking Requirement

The Project is proposing 108 parking spaces in a ground level parking garage underneath the 2nd and 3rd residential units and in the surface parking area at the rear of the property. The Project's zoning ordinance parking requirement is shown below in Table 6.

Table 6
Zoning Ordinance Parking Requirement

Land Use	Size	Rate	Requirement	Provided
Commercial	10,670 SF	1 Space/300 SF	36 Spaces	5 Spaces
Residential:				
Studio Apts	10 DUs	1 Space/DU	10 Spaces	
1-Bedroom Apts	30 DUs	1 Spaces/DU	30 Spaces	
2-Bedroom Apts	24 DUs	2 Spaces/DU	48 Spaces	
Guests		1 Space/5 DU	<u>13 Spaces</u>	
Subtotal			101 Spaces	103 Spaces
Total Project			137 Spaces	108 Spaces

The data presented in Table 6 indicate that the City’s zoning ordinance parking requirement is 137 spaces (36 spaces for commercial + 101 spaces for residential units). The proposed 108 spaces is 29 spaces less than required by the zoning ordinance (shortage of 31 commercial spaces + surplus of 2 residential spaces). It is noted that the residential dwelling units would be allocated reserved parking spaces pursuant to the zoning ordinance requirements (101 spaces would be assigned to the residential units), which leaves the remaining 7 spaces for the commercial uses.

Peak Parking Demands

Peak parking demands were forecast for the Project since the actual parking demands can differ from the zoning ordinance parking requirements. Peak parking demands were forecast using rates contained in the Institute of Transportation Engineers (ITE) Parking Generation report.³ Table 7 lists the peak parking demands for the Project.

**Table 7
Peak Parking Demand Forecasts**

Land Use	Size	Demand Rate	# Spaces	Provided
General Commercial	10,670 SF	3.78 Spaces/1,000 SF	40 Spaces	5 Spaces
Multi-Family Residential	64 DUs	1.52 Spaces/DU	97 Spaces	103 Spaces
Total Project			137 Spaces	108 Spaces

As shown, the peak parking demand for the commercial uses is 40 spaces and the peak demand for the residential units is 97 spaces – for a total of 137 spaces (same as zoning ordinance requirements). The 108 spaces proposed by the Project is 29 spaces less than peak parking demands. Assuming that the residential units would be allocated reserved parking (101 spaces pursuant to the zoning ordinance), the remaining 7 spaces would be available for the commercial uses – which would result in a shortfall of 33 spaces based on the peak demand for 40 commercial spaces.

Development Opportunity Reserve (DOR)

Pursuant to the AOF Specific Plan, a parking reduction may be allowed under the Development Opportunity Reserve (DOR) program. The applicant is requesting consideration of a DOR incentive/benefit package to address the shortage of 29 parking spaces (21% reduction proposed).

³ Parking Generation, Institute of Transportation Engineers, 5th Edition, 2019.

The AOF Specific Plan includes a DOR program, an economic tool used to incentivize property owners and developers to provide a public good and in return receive some benefit or reduction in standards as part of their development. The DOR program is intended to incentivize new development in financially significant ways (e.g. density bonus, parking reduction) in exchange for support of community objectives (e.g. median/parking improvements, public restrooms, etc.).

All projects (e.g. commercial, mixed-use, live-work) are eligible to participate in the DOR program. Allocation of DOR on-site parking reduction incentives are contingent upon the availability of public parking spaces on and along the Avenue of Flags medians or within nearby public parking lots; and at the discretion of City planning staff (e.g. reduction of on-site parking for commercial uses will likely be considered before reductions for residential uses).

As outlined in the AOF Specific Plan, additional parking is being proposed within the Specific Plan area, along with various parking strategies including a parking district. Based on the plan, 185 public parking spaces exist along the Avenue. With implementation of the Specific Plan, an additional 170 public parking spaces can be realized, for a total of 355 spaces.

Restaurant Uses

The parking analysis presented above assumes that the commercial space would be occupied by general commercial uses since tenants have not been identified. However, the zoning ordinance allows for restaurants within the commercial space – which would require additional parking. The City's zoning ordinance parking requirement for restaurants is higher than for general commercial (restaurants require 1 space/300 SF + 1 space for every 2 employees). Thus, the parking shortfall would be higher if restaurants occupy the commercial space. As shown in Table 8, assuming that 50% of the commercial space is occupied by restaurants (5,335 SF with 2 employees per 1,000 SF), the zoning ordinance parking requirement would be 142 spaces – resulting in a 34 space shortfall.

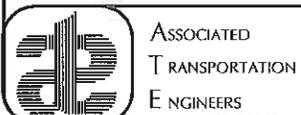
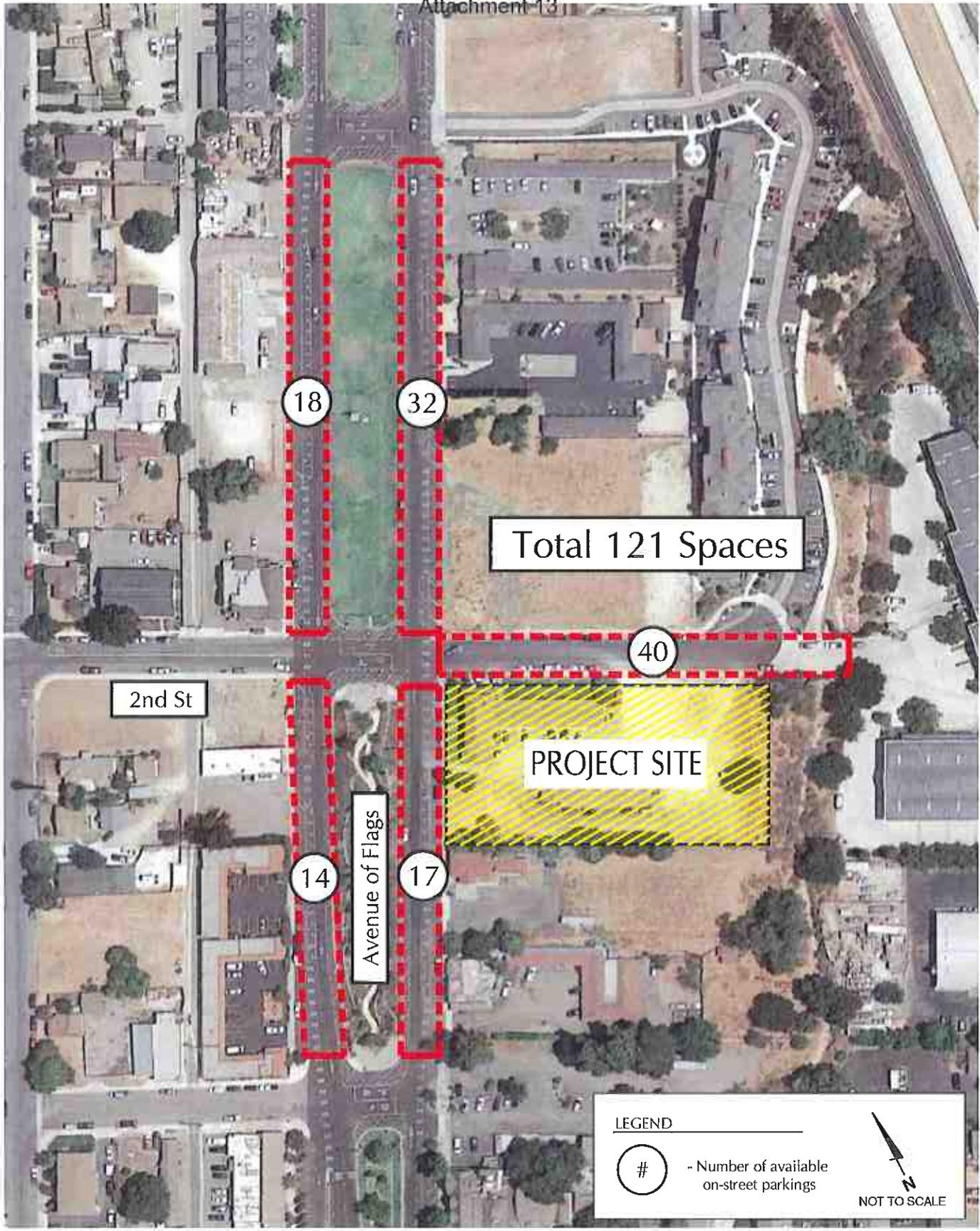
Table 8
Zoning Ordinance Parking Requirement – 50% Restaurants

Land Use	Size	Rate	Requirement	Provided
Commercial	5,335 SF	1 Space/300 SF	18 Spaces	5 Spaces
Restaurants	5,335 SF 10 Emps	1 Space/300 SF 1 Space/2 Emps	18 Spaces 5 Spaces	
Residential:				
Studio Apts	10 DUs	1 Space/DU	10 Spaces	
1-Bedroom Apts	30 DUs	1 Spaces/DU	30 Spaces	
2-Bedroom Apts	24 DUs	2 Spaces/DU	48 Spaces	
Guests		1 Space/5 DU	<u>13 Spaces</u>	
Subtotal			101 Spaces	103 Spaces
Total Project			142 Spaces	108 Spaces

On-Street Parking Resources

A field survey was conducted to determine the amount of available on-street parking in the vicinity of the Project site. Public on-street parking spaces are currently provided along both sides of Second Street adjacent to the Project site and along the northbound and southbound segments of Avenue of Flags. Figure ? shows the number of on-street parking space that are present within 1 block of the Project site. As shown, a total of 121 spaces are located within 1 block of the Project site.

Parking occupancy surveys were performed on Thursday, March 5 and Saturday, March 7, 2020 to determine the existing weekday and weekend parking demands within the 1-block area. The surveys were conducted during the 11 AM-1 PM midday period, when parking demands generally peak in commercial districts (except for holidays and during special events). Tables 9 and 10 summarize the existing parking supply and demands for the 1-block area immediately adjacent to the Project site for the weekday and weekend periods.



ON-STREET PARKING RESOURCES
WITHIN 1 BLOCK OF PROJECT SITE

FIGURE 9

JH - ATE#20013

Table 9
On-Street Parking Resources (Within 1 Block of Project Site) – Weekdays

Location	# Spaces	Parked Vehicles	% Occupied	Open Spaces
Second Street: East of AOF	40	12	30%	28
AOF Northbound: 1 st St to 2 nd St	17	6	35%	11
AOF Northbound: 2 nd St to Median Crossover	32	2	6%	30
AOF Southbound: 1 st St to 2 nd St	14	4	29%	10
AOF Southbound: 2 nd St to Median Crossover	18	2	11%	16
Totals	121	26	21%	95

Table 10
On-Street Parking Resources (Within 1 Block of Project Site) – Weekends

Location	# Spaces	Parked Vehicles	% Occupied	Open Spaces
Second Street: East of AOF	40	11	28%	29
AOF Northbound: 1 st St to 2 nd St	17	3	18%	14
AOF Northbound: 2 nd St to Median Crossover	32	1	3%	31
AOF Southbound: 1 st St to 2 nd St	14	3	21%	11
AOF Southbound: 2 nd St to Median Crossover	18	5	28%	13
Totals	121	23	19%	98

Attachment 13

As shown, the weekday parking demands occupy 21% of the 121 parking spaces during the midday peak parking period (there were 26 parked vehicles and 95 open spaces); and the weekend parking demands occupy 19% of the 121 parking spaces during the midday peak parking period (23 parked vehicles and 98 open spaces).

The existing parking demands show that adequate on-street parking is available to satisfy the Project's parking shortfall. Assuming the Project's shortfall of 29 spaces, the Project would occupy about 24% of the existing on-street parking spaces located within 1 block of the Project site ($29 / 121 = 24\%$); and about 8% of the future 355 public spaces planned under the Avenue of Flags Specific Plan.



STUDY PARTICIPANTS AND REFERENCES

Associated Transportation Engineers

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Dan Dawson, Senior Transportation Planner
Jiho Ha, Transportation Engineer I

Persons Contacted

Irma Tucker, City of Buellton
Andrea Olson Keefer, City of Buellton

References

Bicycle and Pedestrian Master Plan Final, City of Buellton, 2012.

City of Buellton General Plan, City of Buellton, December 2008.

Highway Capacity Manual, Transportation Research Board, 6th Edition, 2016.

Parking Generation, Institute of Transportation Engineers, 5th Edition, 2019.

Trip Generation, Institute of Transportation Engineers, 10th Edition, 2017.

TECHNICAL APPENDIX

CONTENTS:

PROJECT TRIP GENERATION CALCULATIONS

CUMULATIVE PROJECT LIST

INTERSECTION LEVEL OF SERVICE CALCULATION WORKSHEETS

Reference 1	US 101 SB/Jonata/AOF
Reference 2	Damassa/Southbound AOF
Reference 3	Damassa/Northbound AOF
Reference 4	Damassa/US 101 SB
Reference 5	Damassa/US 101 NB
Reference 6	Second/Southbound AOF
Reference 7	Second/Northbound AOF
Reference 8	SR 246/Avenue of the Flags

PROJECT TRIP GENERATION CALCULATIONS

Associated Transportation Engineers
Trip Generation Worksheet

CREEKSIDE VILLAGE PROJECT

Use	Size	ADT		AM PEAK HOUR			PM PEAK HOUR								
		Rate	Trips	Rate	Trips	In %	Trips	Out %	Trips	Rate	Trips	In %	Trips	Out %	Trips
Proposed Uses															
Commercial(a)	10,670 SF	37.75	403	0.39	4	62%	2	38%	2	3.81	41	48%	20	52%	21
Multi-Family Housing(b)	64 DU	7.32	468	0.46	29	23%	7	77%	22	0.56	36	63%	23	37%	13
Subtotals			871		33		9		24		77		43		34
Existing Uses															
Multi-Family Housing(b)	19 DU	7.32	139	0.46	9	23%	2	77%	7	0.56	11	63%	7	37%	4
Net New Trips			732		24		7		17		66		36		30

(a) Trip generation based on ITE rates for Shopping Centers (ITE Code 820).

(b) Trip generation based on ITE rates for Multi-Family Housing (ITE Code 220).

CUMULATIVE PROJECT LIST

CITY OF BUELLTON
CUMULATIVE PROJECTS LIST
February, 2020

February 4, 2020

1. CONCEPT REVIEW			
2. APPLICATIONS IN PROCESS			
A. Summerland Wine Annex (formerly Terravant) APN 099-690-053 30 Industrial Way	Light Industrial/ Warehouse	48,000 sf	Pending PC Hearing for a Time Extension scheduled for 2/6/20 FDP approved on 4/16/15
B. Creekside Village APN 137-170-042 & 043 480 Avenue of Flags	Retail (ground floor) Multi-Family Residential	12,000 sf 63 units	Pending PC Preliminary Review held on 12/19/19 CC Conceptual Review held on 09/26/19
C. Hartman Highway 246 APNs 137-190-013,022,030,024,015 5 parcels near corner of Avenue of Flags and Highway 246	Retail/ Restaurant	10,500 sf (6,000 sf of permanent outdoor patio space)	Pending PC Preliminary Review held on 01/17/19
D. Arco AM-PM Gas Station APN 099-300-017 Corner of Avenue of Flags and Central	Retail (convenience store) Office (2 nd floor) Gas Canopy	4,400 sf 2,500 sf 3,180 sf (12 gas pumps)	Pending PC Preliminary Review held on 04/19/18
3. APPROVED – no plans submitted			
E. Cottage Urgent Care (Village Specific Plan) APN 137-790-019 Crossroads Pad A (Suites 101,102,103)	Medical Services	3,463 sf	Approved PC approved a CUP on 11/07/19
F. Meritage Senior Living Community - Time Extension APNs 099-400-064 and 065	Senior Board and Health Care Community	247 Senior Residential Units – Independent living, assisted living, memory building and skilled nursing building	Approved CC approved a Time Extension on 10/24/19 CC certified the FEIR and approved the CUP/TTM on 10/24/13
G. Village Senior Apartments (Village Specific Plan) NE corner of Highway 246 and McMurray Road	Multi-Family Residential	50 units	On hold PC approved a Time Extension on 06/06/19 PC approved the FDP on 10/02/14
H. 518 Avenue of Flags Mixed Use APN 137-170-006 NE Corner of Avenue of Flags and 2 nd Street	Retail Office Storage	8,870 sf 7,890 sf 5,060 sf	On hold PC approved the FDP on 02/21/19
I. Cambria Hotel (Village Specific Plan) Corner of Valley Vineyards Circle and McMurray Road	Hotel (2) Meeting Room	Boutique – 107 rooms Branded – 107 rooms 4,400 sf	On hold PC approved the FDP and TTM on 02/07/19

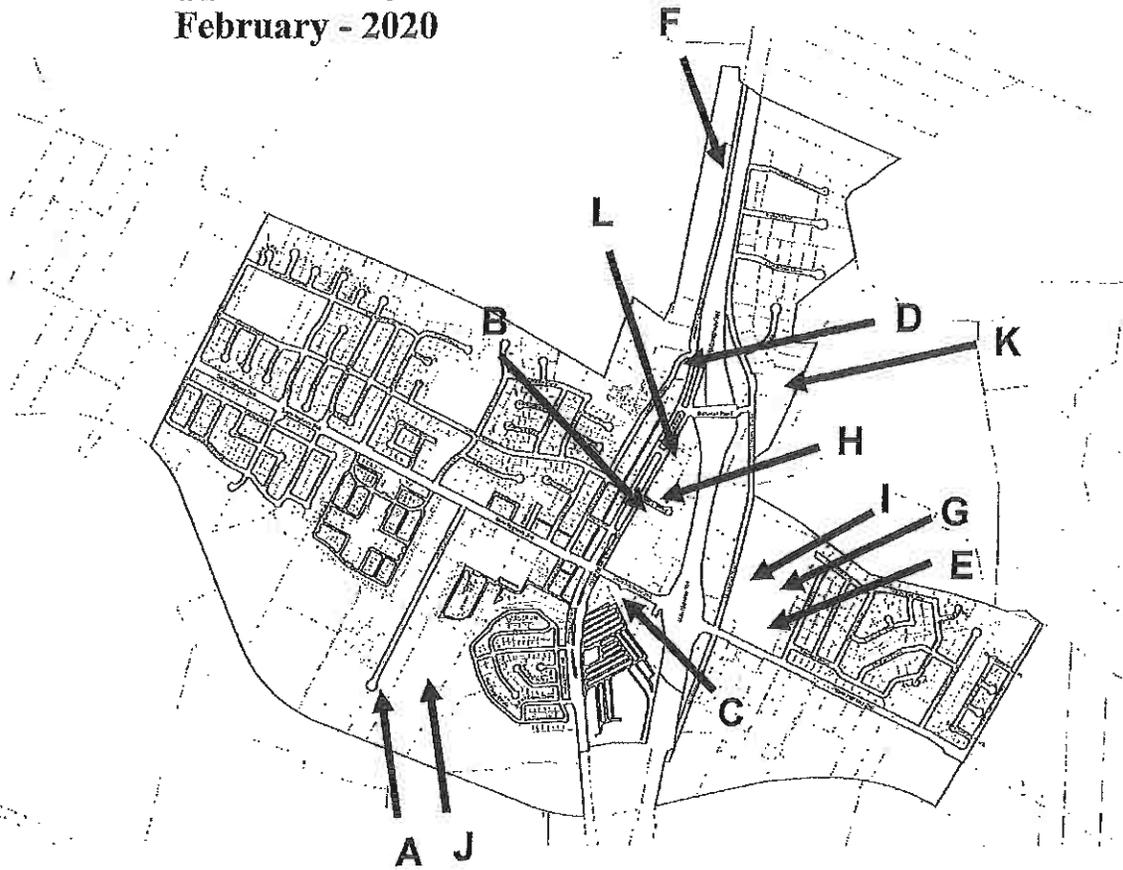
Attachment 13

J. Buellton Hub APN 099-090-048 SE End of Industrial Way	Light Industrial Office Multi-Family Residential Community Center	46,676 sf 28,066 sf 54 units 2,377 sf	Awaiting building plan submittal CC approved the FDP and TTM on 02/22/18
K. The Commons at Zaca Creek APN 137-170-068 NE intersection of Damassa and McMurray	Retail Commercial Restaurant Warehouse/Storage Residential (Mgr. Apt)	28,097 sf 13,423 sf 11,661 sf 1,105 (1 unit)	On hold PC approved the FDP and CUP on 04/06/17
L. Chumash Mixed Use APN 137-170-011 560 Avenue of Flags	Commercial Multi-Family Residential	7,911 sf 7 units	On hold PC approved the FDP on 02/18/16
4. PLAN CHECK & UNDER CONSTRUCTION			
A. The Central Homes APN 099-283-005,006,007 Northeast corner of First Street and Central Avenue	Single Family Residential	8 units (3 bedroom/ 2.5 baths)	Plan Check CC approved the FDP and TTM on 01/10/19
B. The Waypoint (Live Oak Lanes) APN 137-200-078 290 East Highway 246	Bowling/Family Entertainment	40,606 sf	Plan Check PC approved the Development Plan Modification on 08/02/18 PC approved the FDP and CUP on 04/06/17
C. The Station (The Network) APNs 099-690-046,001 Southwest terminus of Industrial Way	Light Industrial	66,822 sf	Plan Check PC approved the FDP and LLA on 12/21/17
D. Flying Flags - Phase III APN 137-200-085 and 086 180 Avenue of Flags	RV Park	29 new RV spaces, 7 new tent spaces *new pool/spa/pavilion *3 RR bldgs, *maintenance shop, laundry building	Under Construction PC approved the FDP on 09/15/16
E. Fig Mtn Brewery Expansion APNs 099-820-001 & 002, 099-690-037 45, 47, 73 & 75 Industrial Way	Light Industrial	1,606 sf	Under Construction PC approved the FDP on 06/16/16
F. Vineyard Village Townhomes (Village Specific Plan) Northeast corner of Highway 246 and McMurray Road	Multi-Family Residential	155 units	Under Construction PC approved the FDP on 11/13/14
G. Crossroads Commercial Center (Village Specific Plan) Northeast corner of Highway 246 and McMurray Road	Commercial/Retail	48,830 sf	Under Construction PC approved the FDP Plan on 06/06/13

Acronyms Used

PC = Planning Commission; CC = City Council; FDP = Final Development Plan; DPM = Development Plan Modification; FEIR = Final Environmental Impact Review; CUP = Conditional Use Permit; TTM = Tentative Tract Map; LLA = Lot Line Adjustment

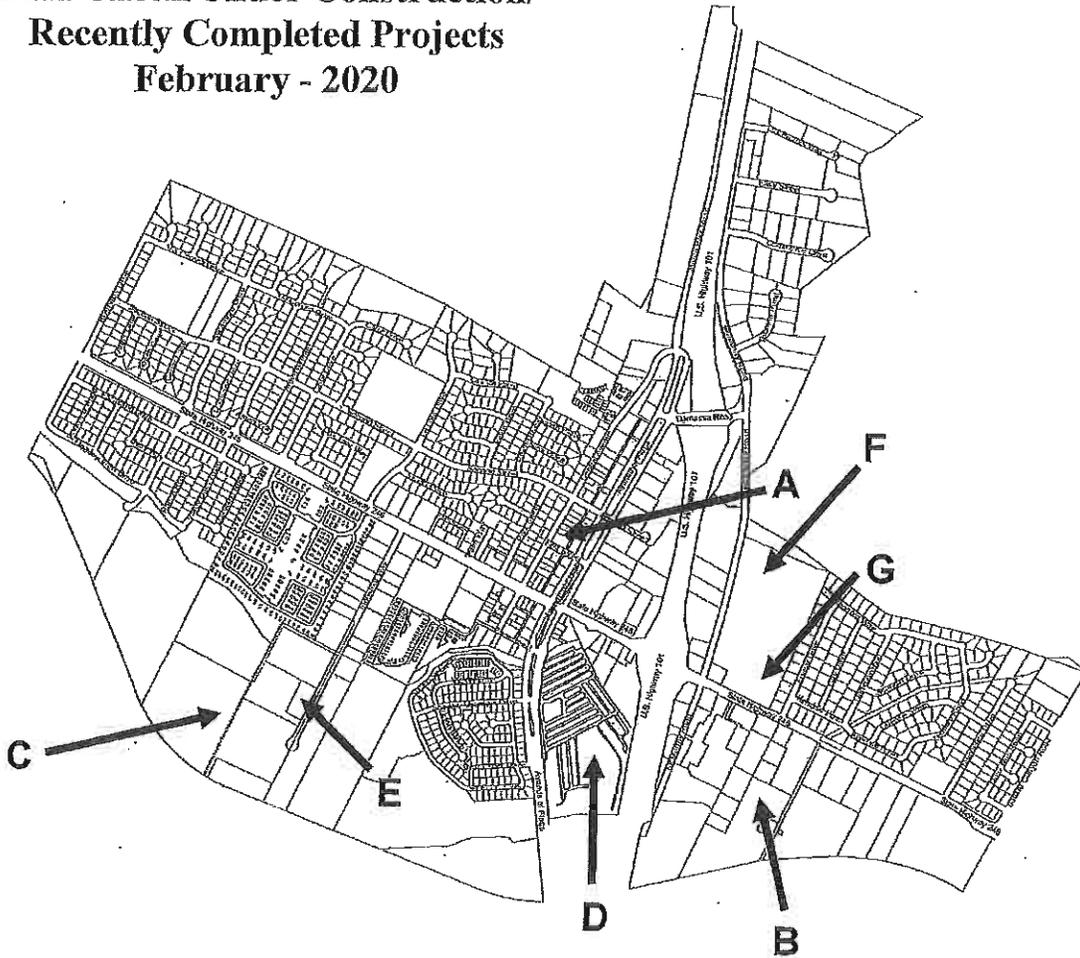
**Conceptual, Pending, and
Approved Projects
February - 2020**



CONCEPTUAL, PENDING, AND APPROVED PROJECTS

A	Summerland Wine Annex	J	Buellton Hub
B	Creekside Village	K	The Commons at Zaca Creek
C	Hartman Highway 246 Commercial Project	L	Chumash Mixed Use Project
D	Arco AM-PM Gas Station		
E	Cottage Urgent Care		
F	Meritage Senior Living Community		
G	Village Senior Apartments		
H	518 Avenue of Flags Mixed Use		
I	Cambria Hotel		

**Plan Check/Under Construction/
Recently Completed Projects
February - 2020**



**PROJECTS IN PLAN CHECK, CURRENTLY UNDER CONSTRUCTION
AND/OR RECENTLY COMPLETED**

A	The Central Homes
B	The Waypoint (Live Oak Lanes)
C	The Station (The Network)
D	Flying Flags Phase III
E	Figueroa Mountain Brewery Expansion
F	Vineyard Village Townhomes
G	Crossroads Commercial Center