

PROJECT DESCRIPTION

Proposed Mixed-Use Building

560 Avenue of Flags/ APN 137-170-011

Buellton, CA 93427

18 June 2026



Prepared for:

SEARIDGE LIMITED PARTNERSHIP c/o Mr.

Joe Collins

3 Ocean Bluff

Newport Coast, CA 92657

805-965-3772

jcmimgmt@gmail.com

Submitted by:



OASIS ASSOCIATES

LANDSCAPE ARCHITECTURE + PLANNING

3427 Miguelito Court

San Luis Obispo, CA 93401

805.541.4509

cmf@oasisassoc.com

emily@oasisassoc.com

TABLE OF CONTENTS

I.	INTRODUCTION.....	1
II.	PROPERTY & PROJECT INFORMATION.....	1
	A. Existing Conditions	2
III.	PROPOSED PROJECT.....	3
	A. Architectural Design	3
	B. Utilities and Infrastructure.....	4
	C. Landscape Architectural Design	4
IV.	REGULATORY COMPLIANCE	5
	A. Permitted Uses & Entitlement Process.....	5
	B. Residential Density Bonus	5
	C. Concessions, Incentives, and Waivers	6
V.	DEVELOPMENT STANDARDS	7
	A. Residential Density	7
	B. Building Height.....	7
	C. Setbacks.....	8
	D. Parking	8
	E. Signage.....	9
	Attachments.....	9

Table of Figures and Tables

Table 1. Property Information	1
Figure 1. Subject Property.....	2
Table 2. Residential Density Bonus	6
Table 3. Parking Calculations	9



560 AVENUE OF FLAGS MIXED-USE DEVELOPMENT

PROJECT DESCRIPTION

560 Avenue of Flags
Buellton, CA 93427

18 June 2026

I. INTRODUCTION

The proposed project consists of the development of a mixed-use building on a vacant/underutilized site located at 560 Avenue of Flags within the Avenue of Flags Specific Plan Area in the City of Buellton, California. The proposed project includes approximately 2,800 square feet of ground-floor commercial space oriented toward Avenue of Flags and 26 residential dwelling units located on the upper floors and within the interior portions of the site. The development includes on-site parking, landscaping, pedestrian amenities, utility connections, and associated site improvements. The project is designed to support the City's goals for mixed-use development, economic vitality, housing production, and a walkable commercial corridor consistent with the Avenue of Flags Specific Plan and General Plan.

II. PROPERTY & PROJECT INFORMATION

Table 1. Property Information

Address	560 Avenue of Flags
APN	137-170-011
Parcel Size	0.78 acres (33,794 SF)
Project Area	0.99 acres. Project area includes 0.21 acres (9,004 SF) of paving and landscaping on adjacent parcel (APN 037-170-053).
Zoning Designation	Commercial Retail (CR)
Planning Area	Avenue of Flags Specific Plan, Planning Unit E2. Plan District: Downtown Core (D-2)
Fire Severity Zone	Partially in the High Fire Severity Zone
Proposed Development	• 37,480 SF, 4 story mixed-use building: ○ 2,800 SF commercial retail floor area ○ 28,600 SF residential floor area ○ 6,080 SF support / common area • 26 apartment units with density bonus units: ○ Base density: 13 units + 50% very low-income bonus density + 50% moderate-income density bonus = 26 total units. ○ 15% very low-income units (= 2 units) ○ 15% moderate-income units (= 2 units) ○ (22) 2-bedroom units (920 SF each) ○ (4) 3-bedroom units (1,120 SF each) • Building height 47 feet • Site improvements: 49 parking spaces, landscaping, hardscape, and trash enclosure, surface and underground stormwater controls.

A. EXISTING CONDITIONS

The subject property is located on Avenue of Flags, between the Farmhouse Motel and Hotel Hygge, within the City of Buellton. The parcel is zoned General Commercial (CR), consistent with the zoning of the surrounding properties. Adjacent land uses include hotels and multi-family residential development, and other commercial uses.

The site is currently undeveloped and contains an existing paved access driveway and sidewalk connection serving the adjacent Avenue Heights Apartment complex to the east. The apartment complex also has primary access from 2nd Street. The paved access area also includes eight parking spaces. An electrical transformer is located in the northeastern corner of the property.

Topographically, the site slopes generally downward from the northwest corner on Avenue of Flags toward the eastern property boundary. The property is maintained through periodic mowing and consists primarily of ruderal vegetation. The site is surrounded by urban development on all sides and is served by existing public infrastructure.

Figure 1. Subject Property



III. PROPOSED PROJECT

The proposed mixed-use development consists of a single mixed-use building containing ground floor commercial space and upper story residential apartment units. A summary of the project characteristics is detailed in the project data table above.

The building is designed with a street-oriented frontage along Avenue of Flags and varies in height in response to the site's natural topography. Along Avenue of Flags, the building presents a three-story elevation. As the site slopes toward the interior of the property, the structure transitions to four stories, while maintaining a consistent parapet and roofline appearance along the street frontage.

The commercial component includes approximately 2,800 square feet of street-facing commercial space designed to accommodate multiple tenants with direct pedestrian access from Avenue of Flags. No specific commercial tenants or uses are proposed at this time. The commercial space will be constructed as shell space, allowing future tenants to complete interior tenant improvement subject to applicable City review and approval.

The residential component consists of twenty-six (26) apartments distributed throughout the upper and interior portions of the building. Four residential units are located on the ground floor, which also includes a resident lobby and lounge area. The second floor contains six residential units, while the third and fourth floors each contain eight residential units. Residential units are accessed from a central interior corridor system served by stairwells located at each end of the building.

A. ARCHITECTURAL DESIGN

The proposed building reflects a contemporary interpretation of Art Deco architecture while advancing the core objectives of the City's Form-Based Code. Rather than replicating a historic style, the design draws upon Art Deco principles of vertical expression, geometric composition, and architectural craftsmanship to create a distinctive building that contributes positively to the public realm and reinforces the character of the Avenue of the Flags corridor.

Consistent with the intent of the Form-Based Code, the building emphasizes a strong relationship between the structure and the street through active ground-floor commercial storefronts, prominent entrances, pedestrian-scaled architectural detailing, and a continuous street-facing façade. Decorative tile wainscots, storefront surrounds, metal awnings, and articulated building bays create visual interest at the pedestrian level and contribute to an engaging and walkable streetscape.

The building's massing is carefully organized to reduce perceived scale and create a well-proportioned street frontage. Stepped vertical façade elements, articulated wall planes, recessed balconies, and varied architectural projections divide the building into smaller visual components that enhance pedestrian comfort while maintaining a cohesive architectural composition. These features reflect the Form-Based Code's emphasis on façade articulation and building form as primary contributors to neighborhood character.

The architectural vocabulary borrows selectively from the Art Deco tradition through the use of stepped parapets, vertical façade elements, geometric detailing, decorative metal features, and tile accents. These elements establish a recognizable identity while remaining compatible with contemporary construction methods and the surrounding built environment. The result is an architecture that is visually distinctive without being stylistically prescriptive, supporting the Form-Based Code's goal of encouraging high-quality design while allowing architectural creativity and diversity.

The proposed development therefore fulfills both the functional and placemaking objectives of the Form-Based Code by creating a pedestrian-oriented mixed-use building that reinforces the street edge, contributes to an attractive public realm, and establishes a memorable architectural presence within the community. At the same time, its contemporary interpretation of Art Deco design provides a sense of permanence, character, and visual richness appropriate for a prominent gateway corridor within Buellton.

B. UTILITIES AND INFRASTRUCTURE

The proposed project has been designed in accordance with the City of Buellton's engineering standards and requirements for grading, drainage, utilities, and public infrastructure improvements. The project will connect to existing municipal water, wastewater, storm drainage, and utility systems and will provide all required on-site infrastructure improvements necessary to serve the proposed development.

Stormwater runoff generated by the project will be collected through a system of on-site catch basins, storm drain inlets, and underground pipes. Runoff will be conveyed to an underground stormwater management system located along the eastern portion of the property, consisting of stormwater storage and infiltration chambers designed to detain and infiltrate runoff in accordance with applicable regulatory requirements.

The project will comply with the Central Coast Regional Water Quality Control Board's Post-Construction Stormwater Management Requirements, including Post-Construction Requirements (PCRs) 1-4. Stormwater treatment measures incorporate landscape areas, bioretention facilities, and bioswales to improve water quality promote infiltration, and reduce runoff volumes. These features will also provide supplemental stormwater detention capacity. Primary stormwater storage and retention will be accommodated thorough underground chamber systems designed to manage storm events and support long-term site sustainability.

All utility and stormwater infrastructure improvements will be constructed in accordance with applicable City standards and will be maintained to ensure the continued functionality and performance of the project's drainage and utility systems.

C. LANDSCAPE ARCHITECTURAL DESIGN

The proposed landscape architecture design utilizes a layered planting strategy to soften the visual impact of the four-story mixed-use development and establish a pedestrian-scaled environment along the Avenue of Flags. Integrated planting areas within recessed building bays frame storefront entrances, enhance architectural articulation, and contribute to an active and engaging streetscape. Additional landscape areas located along the north and south building frontages further reduce the perceived mass of the development and improve pedestrian comfort through the introduction of vegetation, textures, and visual relief. Perimeter planting surrounding residential parking areas provides effective vehicle screening and reduces the visual prominence of parking facilities.

Plant materials have been selected for compatibility with the project's Art Deco architectural character, regional climate conditions, and California water-efficiency standards. The palette consists of drought-tolerant, urban-adapted species that provide a combination of form, texture, color, and seasonal interest while supporting long-term sustainability objectives.

Through these measures, the project enhances the public realm, improves the pedestrian experience, and supports applicable City goals and objectives for the Avenue of Flags as an attractive gateway corridor and community destination.

IV. REGULATORY COMPLIANCE

The subject property is within the Avenue of Flags Specific Plan (AOFSP) area and is subject to the applicable development standards and design requirements of the Specific Plan. A summary of the applicable development standards and the project's consistency with those standards is provided below.

A. PERMITTED USES & ENTITLEMENT PROCESS

Mixed-Use development consisting of commercial and multi-family residential uses is a permitted land use within the General Commercial (CR) Zone and the Avenue of Flags Specific Plan (AOFSP). Pursuant to AOFSP Table 3-9, mixed-use developments are subject to Development Plan (DP) Review by Planning Commission.

In addition to the underlying zoning regulation, the AOFSP establishes form-based code development standards and design guidelines that further refine requirements related to building massing, frontage design, pedestrian orientation, and site development within the Specific Plan area. The proposed project has been designed to comply with these applicable standards and guidelines.

At this time, there are no specific commercial tenants or commercial uses proposed for the ground floor commercial spaces. The commercial portions of the project will be constructed as shell space, with future tenant improvements subject to applicable City review and approval requirements. Any future commercial tenant shall comply with all applicable operational and development standards of the Buellton Municipal Code, the Avenue of Flags Specific Plan, and any other relevant regulations. Should a future tenant propose a use requiring a Conditional Use Permit or other discretionary approval, the appropriate entitlement(s) shall be obtained prior to occupancy and operation of the tenant area.

B. RESIDENTIAL DENSITY BONUS

The proposed project utilizes the provisions of California Government Code Section 65915 (Density Bonus Law) to increase the allowable residential density on the site. The project contains approximately 0.78 acres and is located within the General Commercial (CR) zoning district, which permits a base residential density of 16 dwelling units per acre. Applying the allowable base density results in a maximum density of 13 dwelling units.

The project proposes four affordable dwelling units, consisting of two units restricted to Very Low-Income households and two units restricted for Moderate-Income households. These affordable units represent approximately 15 percent of the project's base density in each affordability category.

Pursuant to Government Code Section 65915, the provision of two Very Low-Income units qualifies the project for a 50 percent density bonus, resulting in seven (7) additional dwelling units. The provision of two Moderate-Income units qualifies the project for an additional 50 percent density bonus (pursuant to subsection (v)(1)) resulting in seven (7) additional dwelling units. Application of these density bonus provisions yields a maximum allowable density of 27 dwelling units.

The proposed project includes twenty-six (26) residential dwelling units and therefore complies with the maximum density permitted under State Density Bonus Law. The project exceeds affordable housing units required by Buellton's Zoning Code section 19.16 by providing of 30 percent of base density units as affordable.

Table 2. Residential Density Bonus

	STANDARD	PROJECT CALCULATION ¹
CR Base Density	16 dwelling units (du)/acre	0.78 acres x 16 units/acre = 13 du
Very Low-Income Units & Bonus	15% of base density as very low-income units	13 units x 15% = 2 very low-income units
	50% bonus of base density.	13 units x 50% = 7 bonus units
Moderate-Income Units & Bonus	15% of base density as moderate-income units	13 units x 15% = 2 moderate-income units
	50% bonus of base density.	13 units x 50% = 7 bonus units
	Allowed Project Density with Bonuses:	13 + 7 + 7 = 27 dwelling units
	Total Dwelling Units Proposed:	26 dwelling units
	Total Affordable Dwelling Units proposed:	4 units (2 very low-income, 2 mod-income)

C. CONCESSIONS, INCENTIVES, AND WAIVERS

As discussed above, the proposed project is eligible for a density bonus pursuant to California Government Code Section 65915. In addition to density bonus provisions, State Density Bonus Law authorizes qualifying projects to receive incentives or concessions, waivers or reductions of development standards, and parking reductions when the project includes the required affordable housing units.

Pursuant to Government Code Section 65915(d), the proposed affordable housing units qualify the project for up to three incentives or concessions. Incentives and concessions are intended to reduce development costs and may include modifications to development standards, zoning requirements, architectural design requirements, or other regulatory provisions that would otherwise result in identifiable and actual cost reductions necessary to facilitate the construction of affordable housing.

Government Code Section 65915(e) further provides for waivers or reductions of development standards when the applicant demonstrates that the application of a development standard would physically preclude the construction of a project at the density or with the incentives otherwise permitted under State Density Bonus Law. There is no statutory limit on the number of waivers that may be requested, provided the requested waiver does not result in a specific adverse impact on public health and safety, the physical environment, or historical resources, as defined by State law.

In addition, Government Code Section 65915(p) establishes maximum residential parking requirements for qualifying density bonus projects. The proposed project utilizes the parking standards provided under State Density Bonus Law for the residential component of the development.

¹ Government Code regulations round up all fractional units to the nearest whole unit.

The following requests are included as part of the proposed project and are discussed in greater detail in the development standards analysis below:

1. **Requested Incentive/Concession:** Modification of the Avenue of Flags Specific Plan upper-floor street frontage setback requirements.
2. **Requested Incentive/Concession:** Elimination of the required commercial parking based upon the proposed grading and inability to provide an accessible path of travel from the parking area along the entry driveway to the commercial spaces fronting Avenue of Flags.
3. **Requested Waiver:** Modification of the maximum building height standards to allow the proposed building height necessary to accommodate the project and approved density bonus units.
4. **State Density Bonus Parking Standards:** Application of the residential parking ratios authorized by Government Code Section 65915(p) in lieu of the parking requirements otherwise applicable under the Avenue of Flags Specific Plan and Municipal Code.

V. DEVELOPMENT STANDARDS

The proposed project has been designed to comply with the applicable development standards, design guidelines, and from-based code requirements of the Avenue of Flags Specific Plan (AOFSP) for properties designated General Commercial (CR). Where deviations from the applicable standards are requested, such deviations are sought pursuant to California Government Code Section 65915 and are discussed below.

A. RESIDENTIAL DENSITY

The base residential density permitted within the General Commercial (CR) designation is 16 density units per acre. Based upon the site area of 0.78 acres, the maximum base density is 13 density units.

The AOFSP includes provisions that allow increased residential densities ranging from 25 – 40 density units per acre through various incentive programs. However, pursuant to California Government Code Section 65915, the project's allowable density is determined through the application of State Density Bonus Law. As described in Section IV.B., the project qualifies for density bonuses associated with the provision of Very Low-Income and Moderate-Income affordable housing units.

The proposed project includes twenty-six (26) residential dwelling units, resulting in a density of approximately 33.3 density units per acre. This density is consistent with the residential density range contemplated by the Avenue of Flags Specific Plan and is permitted through the application of State Density Bonus Law.

B. BUILDING HEIGHT

The Avenue of Flags Specific Plan establishes a maximum building height of 35 feet within the General Commercial (CR) designation and includes incentive provisions allowing building heights up to 50 feet under certain circumstances.

The applicant requests a waiver pursuant to Government Code Section 65915(e) to allow a building height 47 feet. The requested waiver is necessary to accommodate the project density permitted under State Density Bonus Law and to ensure the physical feasibility of the mixed-use development.

The additional building height is necessary for the following reasons.

1. The additional height accommodates the fourth residential floor required to achieve the density bonus units permitted under Government Code Section 65915.
2. The additional height allows for a commercially viable ground-floor ceiling heights consistent with contemporary market expectations for retail, restaurant, office and service commercial spaces, thereby supporting the long-term viability of the commercial component of the project.

The requested building height of 47 feet remains below the 50-foot height threshold contemplated by the Avenue of Flags Specific Plan incentive provisions. Furthermore, the requested waiver will not result in a specific adverse impact on public health or safety, the physical environment, or historical resources. Accordingly, the requested waiver is consistent with the finding required by Government Code Section 65915(e).

C. SETBACKS

The Avenue of Flags Specific Plan form-based code establishes building setback requirements that vary based on building height and frontage conditions. The project design includes an upper-floor set back of approximately seven feet from the Avenue of Flags property line.

The applicant requests an incentive or concession pursuant to Government Code Section 65915(d) to modify the required upper-floor street frontage setback standard. The requested concession facilitates the efficient design of the residential floors, increases the functionality of the residential units, and reduces construction costs associated with additional building step-backs while maintaining the project's affordable housing commitments.

Although a reduced upper-floor setback is requested, the project incorporates architectural features that minimize perceived building mass and preserve pedestrian-scale character along Avenue of Flags. These features include upper-floor balconies, recessed building elements, changes in plane, varied façade treatments, and enhanced architectural detailing. The proposed seven-foot setback, combined with these design elements, provides visual relief and contributes to an attractive streetscape consistent with the design objectives of the Avenue of Flags Specific Plan.

The requested concession results in identifiable and actual cost reductions while maintaining compatibility with the surrounding development and preserving the pedestrian-oriented character envisioned by the Specific Plan.

D. PARKING

The residential parking requirements for the project are established pursuant to California Government Code Section 65915(p). State Density Bonus Law limits the parking requirements that may be imposed on qualifying density bonus projects and supersedes local parking standards to the extent they conflict with State law.

The project utilizes State Density Bonus Law ratios for the residential component of the project. Parking for the commercial component of the project is provided in accordance with the applicable requirements of the Avenue of Flags Specific Plan and the City of Buellton Municipal Code.

The project provides a total of forty-nine (49) on-site parking spaces to serve the residential component. In addition, eight (8) existing parking spaces located within the access easement serving the adjacent Avenue Heights Apartments will remain available.

The proposed parking supply includes twelve (12) tandem parking space pairs, which are appropriate for the residential component of the development and contribute to the efficient utilization of the site. Government Code §65915 expressly permits tandem parking spaces as an acceptable means of meeting parking requirements for affordable housing projects.

To accommodate the project's parking demand, twenty-one (21) parking spaces are proposed on the adjacent Avenue Heights Apartments parcel through the conversion of an existing lawn area and half-court basketball facility. The existing half-court basketball area is a private recreational amenity serving the adjacent apartment complex. The apartment complex will continue to provide open space and recreational opportunities consistent with applicable requirements. The project site and the Avenue Heights Apartments parcel are under common ownership. Prior to occupancy, the applicant will record or otherwise provide an agreement, easement, or other legal instrument acceptable to the City to ensure the continued availability and use of these parking spaces for the benefit of the development.

The proposed parking plan efficiently utilizes both parcels while supporting the mixed-use, pedestrian-oriented development pattern envisioned by the Avenue of Flags Specific Plan. The combination of on-site parking, adjacent parking opportunities, tandem parking arrangements, and reduced residential parking ratios authorized under State Density Bonus Law provides adequate parking to serve the project.

Table 3. Parking Calculations

Units	Parking/Unit or SF	Project Units/SF	Parking Spaces Required
2-bedroom	1.5 spaces per unit	22 units	33.0
3-bedroom	1.5 spaces per unit	4 units	6.0
Total Required			39 spaces
Parking Provided			49 spaces

E. SIGNAGE

The proposed building design incorporates designated sign areas above the ground-floor storefronts to accommodate future commercial tenant identification signage. The location and placement of these sign areas are consistent with the form-based design standards and pedestrian-oriented character envisioned by the Avenue of Flags Specific Plan.

No specific commercial tenant signage is proposed as part of this application. Future tenant signs shall be designed to complement the architectural character of the building and shall comply with all applicable provisions of the Avenue of Flags Specific Plan, the City of Buellton Municipal Code, and any required sign permit procedures.

The design, size, materials, colors, lighting, and lettering of future tenant signs will be determined at the time of tenant occupancy and subject to City review and approval, as required. The designated sign areas incorporated into the building façade provide flexibility for future commercial tenants while maintaining a cohesive and attractive streetscape along Avenue of Flags.

ATTACHMENTS

- Conceptual Plans, Arris Studio Architects, 22 May 2026
- Preliminary Stormwater Preliminary Stormwater Memo, Ashley & Vance Engineering, 15 May 2026
- Preliminary Title Report, First American Title Company, 21 January 2026

END OF MEMO

c: 25-0097