Agenda Item D.1
PRELIMINARY REVIEW
Meeting Date: June 9, 2026

TO: Goleta Design Review Board

FROM: Brian Hiefield, Senior Planner

SUBJECT: Fairview Gardens Conditional Use Permit Project 598 N. Fairview Avenue (APN 069-090-052) Case No. 25-0001-CUP

DRB ACTIONS FOR CONSIDERATION:

1. Recommend adoption of Design Review and California Environmental Quality Act (CEQA) Findings provided as Attachment A;

2. Recommend adoption of CEQA Categorical Exemption Section 15332 as provided in Attachment B; and

3. Conduct Preliminary review and make recommendations to the Planning Commission (PC) regarding:

    a) Design, colors and materials associated with the Fairview Gardens Conditional Use Permit Project buildings and the associated landscaping and lighting.

If the findings cannot be made to approve the request at this meeting, the DRB can either continue the item for additional information/redesign or recommend denial of the request specifically identifying the reasons for the denial recommendation.

PROJECT DESCRIPTION:

This is a request for ***Preliminary*** review recommendation. The applicant is seeking design and landscaping related recommendations from the DRB to the PC for the subject project. The property owner, The Center for Urban Agriculture at Fairview Gardens (Fairview Gardens), is requesting a Conditional Use Permit (CUP) to formalize historic activities and operational uses on the 12.23-acre Fairview Gardens farm located at 598 N. Fairview Avenue. The project includes youth and adult educational programs, farm operations, staff housing, public events, and the proposed physical developments to support those uses. The project also includes rehabilitating the existing historic farmhouse. DRB's review recommendation is limited to the design components (i.e., architectural design, landscaping, lighting, colors and materials etc.) associated with the Project. The DRB will review and make recommendations to the Planning Commission regarding the design components associated with the Fairview Gardens Conditional Use Permit which include:

- Nine new residential units on site. Eight two- bedroom farm employee dwellings units varying in size from 855 -890 sq. ft. are proposed in the northeastern portion of the site and one unit is proposed within the existing farmhouse building.
- Renovation and adaptive re-use of the Fairview Gardens historic farmhouse building. The farmhouse would be used as a flexible use café/patron area, teaching/staging kitchen, 1st and 2nd floor office space, and a 2nd floor studio dwelling unit.
- New 2,500 sq. ft. farmstand along Fairview Avenue.
- New multi-functional 6,500 sq. ft. barn for produce packing and processing etc. Approximately 1,000 sq. ft. of this structure would be used as gathering space for educational programming and events.
- New 730 sq. ft. education pavilion (roofed trellis structure).
- New 370 sq. ft. restroom building.
- Provision of 46 vehicular parking spaces scattered throughout the site as follows:
    - Nine (9) parking spaces adjacent to the Farmstand.
    - Eight (8) parking spaces adjacent to the farmworker housing units.
    - Twenty-five (25) parking spaces adjacent to the multi-functional barn.
    - Four (4) parking spaces for farm support vehicles adjacent to the multi-functional barn.
- Provision of twenty-four (24) bicycle parking spaces including 8 adjacent to the farmworker housing site.
- Provision of one (1) bus/van drop-off space adjacent to the multi-functional barn.

Other components proposed as part of the CUP request that are outside DRB purview in general include:

- Keeping of 100 chickens and 26 goats, sheep, pigs, and cattle per Section 17.41.060 (Animal Keeping). Small animals, as defined in Section 17.41.060(B)(3) (e.g. bees, chickens, ducks, rabbits, etc.), will be located withing a 25-foot by 80-foot fenced enclosure adjacent to the proposed farmstand, about 30 feet from the northern property line along Stow Canyon Road.
- Use of off-site parking locations for special events and festivals that exceed the on-site parking capacity. The off-site parking areas are proposed at First Church of Christ, Scientist (58 parking spaces), Good Shepherd Lutheran Church (81 parking spaces), Goleta Union School District (58 parking spaces), and Fairview Gardens has secured Memorandums of Understanding with each of these entities.
- Farm operations will include 24 (minimum) to 34 (maximum) staff members depending on the season and ongoing farming activities Monday – Saturday.
- Three types/levels of programs and events are proposed to occur on site:
    - Programs/Workshops - Children: These include field trips, spring break and summer camp programs, and after school program. The time period for these is between 9:00 a.m. – 5:30 p.m. all year long. Attendance at these programs is estimated to range from 25 – 100 people. Some of the programs would occur between 3-5 per week and others would be once a year (spring break camp).

- Programs/Workshops – Adults: These include culinary workshop, farming, and gardening workshops. The time period for these is 9:00 a.m. – 9:00 p.m., a maximum of 100 people, and would occur 20 times per month.
- Events: These include fundraising events, farm-to-table meals, seasonal events, open house, lectures etc. The estimated attendance is between 250-750 attendees and could occur between 4-8 per year, excluding the farm-to-table meals. The farm-to-table meals are planned to occur 5 times per month. These events would occur in the evenings during the week and during the day on weekends. The use of amplified music is proposed for these events.
- Festivals: Five (5) festivals are planned with an estimated attendance of between 800-1500 visitors. These events would occur on Saturdays between 10:00 a.m. – 10:00 p.m. and Sundays between 1:00 p.m. – 10:00 p.m. The use of amplified music is proposed.

The restored historic farmhouse will be a multi-purpose building, with the following program/functions/areas:

- Flexible Use Café - Patron Area: 590 SF seating area that doubles for use for youth and adult educational programs. While the café will be available to the public, the primary audience for the café are people already on-site attending programs.
- Teaching/Staging Kitchen: 218 SF of support space for the café and culinary educational program.
- 1st & 2nd Floor Office Space: 688 SF consisting of a reception area, three (3) offices, and two (2) restroom space.
- 2nd Floor Studio Dwelling Unit: A 337 SF studio to provide for flexible staff housing needs.

Proposed building materials include the following:

- Roof/Fascia – standing seam metal roof, weathered steel dark brown color for the new buildings. Asphalt shingle for the restored farmhouse.
- Walls – smooth plaster, galvanized corrugated metal siding, and reclaimed wood siding for the new buildings. Rehabilitated wood siding for the restored farmhouse.
- Windows/doors – Clear anodized aluminum frames for the new buildings. Heritage wood frames for the restored farmhouse.

The design goal for Fairview Gardens integrates essential improvements to secure the farm's long-term viability as an innovative community resource for organic agriculture and environmental education. The layout and structure locations are organized in a harmonious relationship with one another and the overall property. To support daily operations, the plan maximizes productive farming acreage, separates distinct uses, and provides well-designed visitor parking and circulation for various farm and education activities.

Building designs employ a cohesive mix of materials, colors, and balanced compositions on all sides of every structure. All outdoor mechanical and electrical equipment is integrated into the design and screened from public view.

- **Multi-Functional Barn:** Centrally located to optimize farm operations and produce

storage while accommodating community education and event opportunities without imposing on neighbors.

- **Historic Farmhouse:** Rehabilitated as a vital educational and administrative hub directly adjacent to the teaching gardens.
- **Retail Farmstand/Market:** Located near the existing farmstand/market footprint, providing a convenient, active face to the Goleta community off Fairview Avenue.
- **Staff Housing:** Provides eight two-bedroom units in a modular, single-story configuration. The site design places this quiet residential use away from public-facing farm areas. Porches and active spaces face inward behind landscape buffers, maintaining a substantial distance from neighbors (100'+) to maximize privacy, while factory-built construction minimizes site disturbance.

Farming operations will include a mixture of flowers/herbs, row crops, and orchards. While no formal landscaping is proposed, there will be a demonstration garden surrounding the farmhouse that will model high density food production growing methods and systems as alternatives to lawns and other traditional home landscaping. One (1) Coast Live Oak will be removed as part of the project, and one (1) will be encroached upon by over 20% of its critical root zone. The project proposes four (4) 36" box nursery grown Coast Live Oaks to replace the two affected trees. The farm's primary identity remains an active landscape of crops and orchards. The site design prioritizes the preservation of specimen trees. Furthermore, site grading is minimized to ensure the finished topography suits both the natural terrain and ongoing agricultural activities.

As shown on Sheet A1.6, the exterior lighting will consist of 46, 32-inch tall, pathway lights, three (3), 14-foot tall, pole lights located in the farmstand parking lot, and 45 shielded building-mounted downlights that are dark-sky compliant. A photometric plan has not been provided to date. It should be noted that the farm visitor parking area near the proposed multi-functional barn does not include pole lights and only proposes the use of 32-inch-tall pathway lights for illumination.

The project was filed by agent Heidi Jones, of Meraki Land Use Consulting, on behalf of Michael Ableman, for The Center for Urban Agriculture at Fairview Gardens, the property owner.

DISCUSSION:

Should the DRB recommend approval of the design elements associated with the project, staff will proceed with processing the above-mentioned entitlement for review by the Planning Commission, the decision-maker for this project.

On April 20, 2026, the Historic Preservation Commission (HPC) reviewed the proposed changes to the Farmhouse building and unanimously recommended approval. The staff report and video associated with the HPC review can be accessed here: https://www.cityofgoleta.org/meetings-agendas

Recommendations to the Planning Commission regarding the design elements associated with the project should include specific comments regarding the following, pursuant to Goleta Municipal Code (GMC), Title 17, Section 17.58, Design Review:

- Size, bulk, and scale of new structures;
- Colors and types of building materials and application;
- Relation to existing and proposed structures on the same site;
- Pedestrian and bicycle access and circulation;
- Site layout, orientation, and location of structures, and relationship to open areas and topography;
- Materials, colors, and variations in boundary walls, fences, or screen planting;
- Location and type of landscaping;
- Sign design and associated exterior lighting;
- Consideration of neighboring development;
- Consideration of energy efficient or environmentally-friendly design and materials; and
- Exterior lighting, including review for dark sky compliance.

General Plan Consistency

General Plan policy specifically related to design is discussed below:

- LU 1.8, LU 1.9 New Development and Neighborhood Compatibility/Quality Design in the Built Environment

  The proposed project will use high quality design and materials that is complimentary to the agrarian architecture of Fairview Gardens, the surrounding ranch style homes, and the historic agricultural setting; utilizing materials and finishes that are familiar to the Goleta Valley. No public viewsheds will be impaired by the proposed project. The project has been purposefully sited to maintain all existing viewsheds and minimize its visual impact from the neighboring streets and residences. The building footprints have been appropriately sized for a 12.23-acre lot to allow for generous open areas, while maximizing space for agricultural purposes.

- LU 7 Agriculture

  The proposed project emphasizes the preservation of its agricultural history. The farm is strictly dedicated to organic and biodynamic agricultural practices that enhance soil health. This is consistent with General Plan Land Use Element policies related to agriculture (LU 7). The Project adheres to permitted land uses by expanding essential agricultural and educational structures without converting farmland into non-agricultural related uses. The development of new support facilities, farm employee housing, educational programs, and the hosting of community events are designed specifically to support these agricultural standards and expand the farm's role in agricultural preservation and education.

- VH 1.1, VH 2, VH 5.5, & VH 5.7 Scenic Resources, Scenic Corridors, and Historic Resources

  Consistent with policy VH 1 and 2, Scenic Views and Local Scenic Corridors, open space views and scenic corridors adjacent to the Project are preserved through careful site planning and building placement. The proposed Project was developed with maintenance of agricultural views in mind. The proposed housing is set a sufficient distance from the Farmhouse and the primary public viewshed from North Fairview

Avenue to minimize impacts to the views of the agricultural setting. The location of the multi-functional service barn will not obscure views of the Farmhouse from North Fairview Avenue or the rear of the Public Library. The education pavilion building would not be visible from North Fairview Avenue. As such, public views of open space and the historical elements of the site, including the site's agricultural lands, are protected.

In addition, the proposed rehabilitation of the farmhouse is consistent with applicable policies included in policy VH 5, Historic Resources. The farmhouse rehabilitation is consistent with the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties, and that the restoration and reuse of the farmhouse would not impair the designated historic resource. (Historic Resources Report for 598 North Fairview Avenue prepared by Post/Hazeltine Associates October 24, 2024). The proposed work to the farmhouse would adaptively reuse the building and extend the functional life of the farmhouse. In addition, the condition of approval requiring a historic preservation treatment plan for the farmhouse be prepared to guide its rehabilitation, the restoration and adaptive reuse of the farmhouse would respect the character-defining features of the building, maintain architectural consistency, and be consistent with all of the applicable Secretary of the Interior's Standards for Rehabilitation and the City of Goleta Historic Preservation Ordinance.

Zoning Consistency

A complete zoning consistency worksheet for the project is included in Attachment D. The project is consistent with applicable zoning regulations.

ENVIRONMENTAL REVIEW (NOE):

Pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code, §§ 21000 et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations, §§ 15000, et seq.: State CEQA Guidelines), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA under § 15332 of the CEQA Guidelines and a Notice of Exemption is proposed.

The City of Goleta is acting as the Lead Agency for this project. The Class 32 consists of projects characterized as in-fill development where the project is: (a) consistent with the applicable General Plan designation and all applicable General Plan policies, as well as with applicable zoning designation and regulations; (b) occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) has no value as habitat for endangered, rare, or threatened species; (d) would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) is adequately served by all required utilities and public services.

Consistent with the requirements of the Class 32 requirements above and pursuant to CEQA Guidelines §15300.2*, Exceptions to the Exemption,* the entirety of the project falls within the Class 32 Exemption set forth in State CEQA Guidelines §15332.

The Notice of Exemption for the project and all supporting technical analysis can be found in the CEQA Review section of the City of Goleta's website using the following link:

https://www.cityofgoleta.org/your-city/planning-and-environmental-review/ceqa-review

NEXT STEPS

If the DRB recommends Preliminary Design Review approval of the applicant's request, the next steps include: (1) Planning Commission review of the project at a public hearing; (2) a 10-day Planning Commission appeal period; (3) Final DRB review during the Effectuating Zoning Clearance process after the appeal process has concluded; (4) ministerial issuance of an Effectuating Zoning Clearance once the conditions of approval have been satisfied; and (5) review and approval by Building & Safety ("Building Permits") for the issuance of building permits leading to construction.

If the Planning Commission action is appealed and the appeal is upheld, the DRB's recommendation would be rescinded and the DRB process will start over as part of a new project if submitted.

ATTACHMENTS:

Attachment A - Findings of Approval
Attachment B – Notice of Exemption
Attachment C – Project Plans
Attachment D – Zoning Consistency
Attachment E – Historic Resources Report for 598 North Fairview Avenue, Post/Hazeltine Associates: October 2024

Attachment A

Design Review & CEQA Findings for
Fairview Gardens Conditional Use Permit Project
25-0001-CUP

Attachment A
Design Review Findings for
Fairview Gardens Conditional Use Permit Project
25-0001-CUP

DESIGN REVIEW FINDINGS (GOLETA MUNICIPAL CODE SECTION 17.58.080)

A. The development will be compatible with the neighborhood, and its size, bulk and scale will be appropriate to the site and the neighborhood.

The proposed site improvements for Fairview Gardens will not affect the size, bulk and scale of the neighborhood. Structure sizes and locations are appropriate for the site and surrounding neighborhood given the size of the site (12.23 acres) and the placement of the proposed improvements as outlined in the Zoning Consistency table provided as Attachment D to the staff report. The housing units are less than 900 sq. ft. in area which is much smaller than the nearby residential units and the resulting lot coverage based on the project will be approximately four (4) percent. The project is consistent with all applicable development regulations for the Agriculture zone district, including structure height, and setbacks.

All structures are below the required 35-foot structure height for the Agriculture zone district development regulations and all structures exceed the required 20-foot setbacks (10 feet for parking spaces). The tallest building proposed is the multi-functional barn at 30 feet tall, which is setback over 270 feet from Fairview Avenue and over 180 feet from Stow Canyon Road. The proposed individual farmworker housing units are a maximum of 13 feet tall, which are setback over 35 feet from the northern property line and over 175 feet from the eastern property line. The proposed farmstand is 17 feet tall and setback 24 feet from Fairview Avenue and 20 feet from Stow Canyon Road. Finally, the existing farmhouse will remain in place, rehabilitated and restored for adaptive reuse preserving it as an integral part of farm operations. For all the reasons outlined above, the project is consistent with this finding

B. Site layout, orientation, and location of structures, including any signage and circulation, are in an appropriate and harmonious relationship to one another and the property.

The building footprints have been appropriately sized for a 12.23-acre lot to allow for generous open areas, while maximizing space for agricultural purposes. The layout and structure locations are organized in a harmonious relationship with one another and the overall property. To support daily operations, the plan maximizes productive farming acreage, separates distinct uses, and provides well-designed visitor parking and circulation for various farm and education activities.

The multi-functional barn is centrally located to optimize farm operations and produce storage while accommodating community education and event opportunities. The multi-functional barn is adjacent to the farmhouse, which will be rehabilitated for adaptive reuse as an educational and administrative hub. The farmstand will be located near the footprint of the existing farmstand with easy access to Fairview Avenue. The farmworker housing is located away from the public-facing farm areas. Porches and active spaces face inward behind landscape buffers, maintaining a substantial distance from neighbors to maximize privacy, while factory-built construction minimizes site disturbance. Therefore, the project is consistent with this finding.

C. The development demonstrates a harmonious relationship with existing adjoining development, avoiding both excessive variety as well as monotonous repetition, but allowing similarity of style, if warranted.

The design of the proposed buildings draws inspiration from the agricultural heritage of the Goleta Valley and this site particularly, which has been an agricultural site since the late 1800s. The scale is not out of proportion to what might have been found on this site in the past, including the existing farmhouse, and is not out of proportion to the surrounding ranch style homes and public uses. The tallest building, the 30-foot-tall multi-functional barn, is centrally located on the site with large setbacks on all sides. For comparison, the adjacent library is of similar height at approximately 28 feet tall. While the adjacent ranch style homes are typically approximately 15 feet to 20 feet tall, the generous setbacks proposed offset the additional height for the multi-functional barn. All the other proposed structures (farmworker housing, farmstand, etc.) are similar in height to the surrounding neighborhood. Therefore, the project is consistent with this finding.

D. There is harmony of material, color, and composition on all sides of structures.

The proposed project will use high quality design and materials that are complimentary to the agrarian architecture of Fairview Gardens, the surrounding ranch style homes, and the historic agricultural setting; utilizing materials and finishes that are familiar to the Goleta Valley and this site. The choice of materials and color selection grounds the proposed buildings within their agrarian context. Building designs employ a cohesive mix of materials, colors, and balanced compositions on all sides of every structure. Therefore, the project is consistent with this finding.

E. Any outdoor mechanical or electrical equipment is well integrated in the total design and is screened from public view to the maximum extent practicable.

All outdoor mechanical and electrical equipment associated with the project is screened from public view and well-integrated into the architecture of the buildings. Therefore, the project is consistent with this finding.

F. The site grading is minimized, and the finished topography will be appropriate for the site.

Site grading is minimized to ensure the finished topography suits both the natural terrain and ongoing agricultural activities. Earthwork quantities will be balanced onsite with approximately 2,700 cubic yards of cut and 2,700 cubic yards of fill needed for grading. Therefore, the project is consistent with this finding.

G. Adequate landscaping is provided in proportion to the project and the site with due regard to preservation of specimen and protected trees, and existing native vegetation.

The farm's primary identity is and will remain as an active urban farm of crops and orchards. The site design prioritizes the preservation of specimen trees. Farming operations will include a mixture of flowers/herbs, row crops, and orchards, consistent with farming operations of the past. While no formal landscaping is proposed, there will be a demonstration garden surrounding the farmhouse that will model high density food production growing methods and systems as alternatives to lawns and other traditional home landscaping. The project proposes four (4) new 36" box nursery grown Coast Live Oaks to replace two Coast Live Oaks that will be affected by the construction of the project. Therefore, the project is consistent with this finding.

H. The selection of plant materials is appropriate to the project and its environment, and adequate provisions have been made for long-term maintenance of the plant materials.

The four (4) new Coast Live Oaks proposed along the northern property line will improve the visual aesthetic of the existing site, especially as viewed from the north. Only one (1) tree is proposed for removal, and one (1) will be encroached upon by over 20% of its critical root zone. The remaining specimen trees on site will be preserved. The preservation of existing specimen trees on the site will continue to complement the agricultural setting of the site. Therefore, the project is consistent with this finding.

I. All exterior lighting, including for signage, is well designed, appropriate in size and location, and dark-sky compliant.

Exterior lighting will consist of minimal low pathway lighting and shielded building-mounted downlights that are dark-sky compliant. The lighting is appropriate in size and restrained in location. Therefore, the project is consistent with this finding.

J. The project architecture will respect the privacy of neighbors, is considerate of private views, and is protective of solar access off-site.

The closest existing residential development to the new proposed buildings is approximately 40 feet away to the north. A typical residential setback is usually no more than 25 feet at the most (rear yard setback). As such, the privacy of the neighbors will not be affected with the addition of the new buildings. No public viewsheds will be impaired by the proposed project given the placement of the new buildings, the tallest of which (30 feet tall) will be setback approximately 270 feet from Fairview Avenue and approximately 180 feet from Stow Canyon Road and will be in keeping with the height limitation of the zoning code. The rest of the proposed buildings will be at most 17 feet tall. The project has been purposefully sited to maintain all existing viewsheds and minimize its visual impact from the neighboring streets and residences. The proposed setbacks are large enough that neighboring solar access will not be affected. Therefore, the project is consistent with this finding.

K. The proposed development is consistent with any additional design standards as expressly adopted by the City Council. (Ord. 20-03 § 6).

The project is not subject to any additional design standards adopted by the City Council, except for the rehabilitation of the existing farmhouse, which must be consistent with the City of Goleta Historic Preservation Ordinance, and the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties. The restoration and reuse of the farmhouse would not impair the designated historic resource as described in the Historic Resources Report for 598 North Fairview Avenue prepared by Post/Hazeltine Associates October 24, 2024 (Attachment E). The proposed work to the farmhouse would adaptively reuse the building and extend the functional life of the farmhouse. In addition, the condition of approval requiring a historic preservation treatment plan for the farmhouse be prepared to guide its rehabilitation, the restoration and adaptive reuse of the farmhouse would respect the character-defining features of the building, maintain architectural consistency, and be consistent with all of the applicable Secretary of the Interior's Standards for Rehabilitation and the City of Goleta Historic Preservation Ordinance. Therefore, the project is consistent with this finding.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

L. Pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code, §§ 21000 et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations, §§ 15000, et seq.: State CEQA Guidelines), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA under § 15332 of the CEQA Guidelines and a Notice of Exemption is proposed.

The City of Goleta is acting as the Lead Agency for this project. The Class 32 consists of projects characterized as in-fill development where the project is: (a) consistent with the applicable General Plan designation and all applicable General Plan policies, as well as with applicable zoning designation and regulations; (b)

occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) has no value as habitat for endangered, rare, or threatened species; (d) would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) is adequately served by all required utilities and public services.

Consistent with the requirements of the Class 32 requirements above and pursuant to CEQA Guidelines §15300.2*, Exceptions to the Exemption,* the entirety of the project falls within the Class 32 Exemption set forth in State CEQA Guidelines §15332.

The Notice of Exemption for the project and all supporting technical analysis can be found in the CEQA Review section of the City of Goleta's website using the following link:

https://www.cityofgoleta.org/your-city/planning-and-environmental-review/ceqa-review

Attachment B

CEQA Notice of Exemption

To: ☒ Office of Land Use and Climate Innovation
P.O. Box 3044, 1400 Tenth St. Rm. 212
Sacramento, CA 95812-3044

☒ Clerk of the Board of Supervisors
County of Santa Barbara
105 E. Anapamu Street, Room 407
Santa Barbara, CA 93101

From: City of Goleta
130 Cremona Drive, Suite B
Goleta, CA 93117

Subject: Filing of Notice of Exemption

Project Title:

Fairview Gardens Conditional Use Permit; Case Nos. 25-0001-CUP; 25-0003-DRB

Project Applicant:

Michael Ableman, Center for Urban Agriculture at Fairview Gardens

Project Location (Addresses and APN):

598 N. Fairview Avenue, Goleta CA, 93117, APN: 069-090-052

Description of Nature, Purpose, and Beneficiaries of Project:

The proposed project ("Project") seeks approval of a Conditional Use Permit (CUP) to formalize historic activities and operational uses at Fairview Gardens, as well as implement a series of site improvements.

The Project would replace the existing farmstand with a 2,500 SF farmstand; construct a 6,260 SF service barn; rehabilitate the existing historic farmhouse into a multi-purpose building; develop eight two-bedroom farm employee dwelling units; and construct a 370 SF restroom and a 730 SF education pavilion. The Project is located on a 3.41-acre portion of the existing 12.23-acre Fairview Gardens farm at 598 North Fairview Avenue. In addition to the proposed physical improvements, the Project includes youth and adult educational programs, farm operations, staff housing, public events, and the proposed physical developments to support those uses.

The Project was filed by Heidi Jones, of Meraki Land Use Consulting, on behalf of the property owner, the Center for Urban Agriculture at Fairview Gardens (Fairview Gardens).

The beneficiary of the Project is Fairview Gardens, property owner, and the users of the farm and its programs.

Name of Public Agency Approving the Project (Lead Agency):

City of Goleta

Name of Person or Agency Carrying Out the Project:

Heidi Jones, of Meraki Land Use Consulting, heidi@merakilanduseconsulting.com

Exempt Status:

X Categorical Exemption: *State CEQA Guidelines §15332 In-Fill Development Projects, State CEQA Guidelines*

Reason(s) why the project is exempt:

Categorical Exemption: *In-Fill Development Projects §15332*

Class 32 consists of projects characterized as in-fill development where the project is: (a) consistent with the applicable General Plan designation and all applicable General Plan policies, as well as with applicable zoning designation and regulations; (b) occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) has no value as habitat for endangered, rare, or threatened species; (d) would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) is adequately served by all required utilities and public services.

Consistent with the requirements of the Class 32 requirements above and pursuant to CEQA Guidelines §15300.2*, Exceptions to the Exemption,* the entirety of the project falls within the Class 32 Exemption set forth in State CEQA Guidelines §15332.

The Notice of Exemption for the project and all supporting technical analysis can be found in the CEQA Review section of the City of Goleta's website using the following link:

https://www.cityofgoleta.org/your-city/planning-and-environmental-review/ceqa-review

(a) General Plan and Zoning Consistency

The Project would conform to the policies within the City of Goleta General Plan and the regulations of Title 17, the City of Goleta Zoning Ordinance, within the City of Goleta Municipal Code. The property is in an urbanized area with Agricultural (Ag) General Plan and zoning designations, and the farming operations are permitted in Ag. The City of Goleta's Zoning Code outlines land uses allowed in Agricultural Districts in section 17.12.020 including farmworker housing, residential housing, agricultural-support services (conditional use), and farmers' stand (conditional use). The City's Zoning Code also outlines development regulations for Agricultural Districts in section 17.12.030 setting specific requirements for development including a minimum lot area of 5 acres, max building height of 35 feet, and a general minimum setback of 20 feet. In regard to

the farmworker housing, under Zoning Code section 17.41.150(B) and (C) there must be a valid permit to operate from the California Department of Housing and Community Development (HCD) and it must be deed restricted or otherwise restricted for occupancy to qualifying farmworker households, which will be the case here.

The proposed Project includes a service barn, eight farm employee housing units, a rebuilt farmstand, structural improvements, and a small addition to the historic Farmhouse, a restroom structure, Education Pavilion, support structures and outdoor gathering spaces. These are the types of structures allowed in the City's Zoning Code, and those supported through expansion and intensification of agricultural activities. The educational programs and special events proposed by the Project are intended to promote organic and sustainable agriculture through community interaction and education and directly support the farming uses.

In addition to consistency with the zoning standards, the proposed Project complies with the following General Plan policies:

Land Use Element

The proposed Project at Fairview Gardens emphasizes the preservation of its agricultural history. The farm is strictly dedicated to organic and biodynamic agricultural practices that enhance soil health. This is consistent with General Plan Land Use Element policies related to agriculture (LU 7). The Project adheres to permitted land uses by expanding essential agricultural and educational structures without converting farmland into non-agricultural related uses. The development of new support facilities, farm employee housing, educational programs, and the hosting of community events are designed specifically to support these agricultural standards and expand the farm's role in agricultural preservation and education.

Open Space Element

Consistent with policy OS 7.4, Open Space for Managed Production of Resources, the proposed Project does not affect any of the existing agricultural land or create any conversion of agricultural land into non-agricultural related uses. The Project would allow for the farm to remain in agricultural production and preserve the farm's open space. All proposed events under the Project are intended to promote organic and sustainable agriculture through community interaction and education. The Project protects and promotes the farm's agricultural, natural, and ecological values and provides opportunities to share it with the community. With the proposed Project, Fairview Gardens would be further preserved as open space for managed production of resources as the Project supports the long-term viability of the farm.

Conservation Element

Consistent with policy CE 11, Preservation of Agricultural Lands, the city shall encourage agriculture uses and the expansion and intensification of agricultural activities such as

those found within the proposed Project. The proposed Project protects and promotes the farm's agricultural, natural, open space, and ecological value, and provides additional community involvement through the additional infrastructure for education and events. Accordingly, the Project is the type of development the City should encourage and support to preserve its agricultural character. Additionally, this policy encourages community supported agriculture, and CE 11.6 specifically references Fairview Gardens as "the primary example of this type of agriculture" that "shall be preserved and protected as a model for future uses." The Project involves the expansion and intensification of agricultural activities, providing increased educational and community value. As mentioned above, the proposed Project provides the opportunity to provide the community with additional educational and agricultural resources.

Visual and Historic Resources Element

Consistent with policy VH 1 and 2, Scenic Views and Local Scenic Corridors, open space views and scenic corridors adjacent to the Project are preserved through careful site planning and building placement. The proposed Project was developed with maintenance of agricultural views in mind. The proposed housing is set a sufficient distance from the Farmhouse and the primary public viewshed from North Fairview Avenue to minimize impacts to the views of the agricultural setting. The location of the multi-functional service barn will not obscure views of the Farmhouse from North Fairview Avenue or the rear of the Public Library. The education pavilion building would not be visible from North Fairview Avenue. As such, public views of open space and the historical elements of the site, including the site's agricultural lands, are protected.

In addition, the proposed rehabilitation of the farmhouse is consistent with applicable policies included in policy VH 5, Historic Resources. The farmhouse rehabilitation is consistent with the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties, and that the restoration and reuse of the farmhouse would not impair the designated historic resource. (Historic Resources Report for 598 North Fairview Avenue prepared by Post/Hazeltine Associates October 24, 2024). The proposed work to the farmhouse would adaptively reuse the building and extend its functional life of the farmhouse. In addition, the condition of approval requiring a historic preservation treatment plan for the farmhouse be prepared to guide its rehabilitation, the restoration and adaptive reuse of the farmhouse would respect the character-defining features of the building, maintain architectural consistency, and be consistent with all of the applicable Secretary of the Interior's Standards for Rehabilitation and the City of Goleta Historic Preservation Ordinance.

Transportation Element

Consistent with the Transportation Element of the City of Goleta General Plan, the Project includes deliberate operational and circulation measures intended to maximize the efficiency and safety of the surrounding circulation network while minimizing impacts to adjacent residential neighborhoods.

To minimize conflict with through traffic along Fairview Avenue, the Project utilizes shared access with the adjacent Christian Science Church, consistent with Transportation Element Policy TE 3.3. The shared driveway configuration allows safe ingress and egress and avoids backing movements into Fairview Avenue. In addition, the Project includes operational measures for larger events including parking attendants, directional signage, sequenced parking operations, shuttle circulation, and pedestrian management measures intended to maintain safe and efficient circulation. (Updated Event Traffic Management Plan and General Plan Consistency Analysis for the Fairview Gardens Project – City of Goleta, Associated Transportation Engineers, Nov. 21, 2025)

Consistent with Transportation Element Policies TE 9.3 and TE 9.5, the Project provides adequate onsite parking and coordinated overflow parking areas through established parking agreements with nearby churches and schools. The Project includes 46 onsite parking spaces and utilizes a sequenced parking management approach during larger events to direct vehicles to designated offsite parking areas, thereby avoiding parking spillover into surrounding residential neighborhoods and maintaining clear circulation patterns. Pedestrian connectivity between offsite lots and the farm is protected through routing to the Berkeley Road/Fairview Avenue crosswalk, reinforced by “Use Crosswalk” signage and attendant guidance. For larger events of up to 1,500-guests, a CHP officer is stationed at Stow Canyon Road/Fairview Avenue intersection to guide pedestrians safely. (Updated Event Traffic Management Plan and General Plan Consistency Analysis for the Fairview Gardens Project – City of Goleta, Associated Transportation Engineers, Nov. 21, 2025)

Consistent with Transportation Element Policies TE 10.5, TE 11.4, and TE 12.1, the Project includes measures intended to improve pedestrian and bicycle access and maintain safe and functional circulation during farm operations and events. The Project includes 24 onsite bicycle parking spaces, one bus/van drop-off space, and promotes alternative transportation opportunities associated with farm operations and community events. Event operations include directional signage, traffic control measures, pedestrian routing, and coordinated parking operations intended to maintain safe access and minimize conflicts between vehicles and pedestrians.

Noise Element

Consistent with Noise Element Policies NE 1.4 and NE 1.5, approval of the Project would not result in significant noise impacts. An acoustical analysis report prepared by 45dB Acoustics, dated August 19, 2021, and subsequent addendum, dated December 18, 2024, prepared for the Project evaluated the proposed events and operational activities and confirmed that Project noise levels would not exceed 65 dBA Ldn/CNEL exterior noise limits in the City’s Noise Element and would comply with applicable City noise standards .

The acoustical analysis also concluded that event scheduling limits and buffer areas may be utilized to ensure compatibility with surrounding residential uses and avoid substantial noise impacts to nearby properties.

Housing Element

Consistent with Housing Element Policy HE 2.2, Linkage of Housing and Jobs, the proposed Project includes eight farmworker housing units restricted to workers employed on site. This directly satisfies the intent of HE 2.2 by providing actual affordable housing for the agricultural workforce rather than paying an impact fee.

(b) Project is Less than Five Acres, Located Within City Limits, and Surrounded by Urban Uses

The Project site is located within the City of Goleta at 598 North Fairview Avenue on APN 069-090-052. The Project site is bordered on all sides by suburban development. Surrounding uses include single-family residential uses zoned 7-R-1 and 8-R-1, as well as institutional uses such as the City of Goleta Library, a local school district, and a church.

Although the Fairview Gardens parcel is approximately 12.23 acres in size, the proposed development footprint associated with the Project is limited to approximately 3.41 acres consisting of previously disturbed operational areas. The Project does not affect any of the existing agricultural land or create any conversion of agricultural land into non-agricultural uses. Consistent with *Protect Tustin Ranch v. City of Tustin* (2021) 70 Cal.App.5th 951, the relevant consideration under CEQA Guidelines section 15332 is the footprint of the development project rather than the gross parcel size. Therefore, the Fairview Gardens Project site is less than five acres and satisfies the second requirement of section 15332.

(c) No Habitat Value for Endangered, Rare, or Threatened Species

The Project site has no value as habitat for endangered, rare, or threatened species. It is an active agricultural property. The 2003 Fairview Gardens CUP specified that there was no onsite habitat of biological value for endangered, rare, or threatened species. The current site is actively used for agriculture, and the development area is previously disturbed with the current Project remaining within the same disturbed footprint and does not expand into undisturbed areas.

(d) No Significant Effects Related to Traffic, Noise, Air Quality, or Water Quality

Traffic

The Project would not result in any significant impacts related to traffic based on a Phase I Traffic, Parking and Vehicle Miles Traveled (VMT) Study prepared by Associated Transportation Engineers, dated December 20, 2024, which evaluated Project-generated traffic, roadway operations, intersection operations, parking demand, and VMT impacts associated with the proposed Project. The VMT study is incorporated by reference and is on file with the City.

Consistent with the recommendations in the OPR Technical Advisory, Section 3.0 of the City of Goleta's VMT Thresholds Study establishes screening criteria for certain projects that are exempt from performing a detailed VMT analysis and may be presumed to have a less than significant VMT impact. Together, the retail component of the Project is less than 10,000 SF screening criteria adopted by the City, the farm operations are located in an area where the VMT impacts are presumed to be less than significant, based on the City's screening map for work-based projects, and the residential component would generate 22 ADT which is less than the small project screening criteria of 110 trips per day. Overall, the Project would therefore have a less-than significant VMT impact.

Based on the Updated Event Traffic Management Plan and General Plan Consistency Analysis for the Fairview Gardens Project – City of Goleta, Associated Transportation Engineers, Nov. 21, 2025, the Project provides adequate onsite parking and coordinated overflow parking areas through established parking agreements with nearby churches and schools. The Project includes 46 onsite parking spaces and utilizes a sequenced parking management approach during larger events to direct vehicles to designated offsite parking areas, thereby avoiding parking spillover into surrounding residential neighborhoods and maintaining clear circulation patterns.

Any event-related traffic concerns are mitigated by events being limited to weekends or after weekday peak hours to avoid traffic impacts with incentives for carpooling, cycling, and public transit. Accordingly, the Project would not result in significant traffic impacts.

Noise

The Project would not result in any significant impacts related to noise based on the acoustic analysis prepared by 45dB Acoustics, dated August 19, 2021, and subsequent addendum dated December 18, 2024. The acoustic analysis is incorporated by reference and is on file with the City.

The acoustical analysis concluded that noise generated by Fairview Gardens activities will not exceed 45 dB at property boundaries, which is below the City of Goleta's threshold for significance and below the threshold in the City's General Plan. The analysis also verifies that scheduling limits and buffer zones may be used, ensuring no substantial noise impacts to nearby residential areas. Accordingly, the Project would not result in significant noise impacts.

Air Quality

The Project does not involve the addition of any emissions-generating activities, and agricultural operations are not proposed to change in nature. An Air Quality and Greenhouse Gas Emissions Analysis prepared by Dudek for the Project dated December 10, 2025, evaluated construction and operational emissions associated with the proposed development. The analysis is incorporated by reference and is on file with the City. The analysis concluded that Project emissions would remain below applicable Santa Barbara

County Air Pollution Control District thresholds and that impacts related to air quality and greenhouse gas emissions would be less than significant. Accordingly, the Project would not result in significant air quality impacts.

Hydrology and Water Quality

The Project will not violate any water quality standards or waste discharge requirements. Flowers & Associates, Inc. prepared a Tier 4 Stormwater Control Plan for the project dated December 18, 2024, to demonstrate that the Project can meet the applicable flood control and post-construction requirements. This document is on file with the City and is incorporated by reference.

Stormwater management measures have been incorporated into the Project design to address runoff and support long-term site water quality. The Project will utilize bioretention facilities, infiltration systems, stormwater treatment controls, and detention facilities designed to maintain existing drainage patterns and exceed minimum storage requirements. Additionally, stormwater runoff for Project will be captured and processed in a manner that has been demonstrated to meet and exceed the County of Santa Barbara Post-Construction requirements. Accordingly, the Project would not result in significant effects related to water quality.

(e) Adequate Utilities and Public Services

The Project can be adequately served by all required utilities and public services such as Goleta Water District, Goleta Sanitary District, Santa Barbara County Fire Department, Santa Barbara County Sherriff's etc., as the Project is already connected to existing public infrastructure and utility systems with adequate capacity. The Project conforms to the policies of the City of Goleta General Plan, and the regulations of Title 17, the Goleta Zoning Ordinance, within the City of Goleta Municipal Code.

CEQA Guidelines §15300.2 Exceptions

Moreover, none of the State CEQA Guidelines section 15300.2's exceptions to the Class 32 exemption apply to the project.

(a) Location

The exception set forth in State CEQA Guidelines section 15300.2(a), by its own terms, only applies to Classes 3, 4, 5, 6 and 11 categorical exemptions. Accordingly, this Project – which falls within the Class 32 exemption—is not subject to this exception. Regardless, the Project will not impact an environmental resource of hazardous or critical concern that is designated, precisely mapped, or officially adopted pursuant to law by federal, state, or local agencies.

(b) Cumulative Impact

Section 15300.2(b)'s exception, relating to cumulative impacts, does not apply as technical reports in the record of proceedings on file and incorporated by reference (Historic Resources Report; Phase I Traffic, Parking and VMT Study; Air Quality and Greenhouse Gas Emissions Assessment; Addendum to the Acoustical Analysis Report, Arborist report) demonstrate that the Project would not result in significant cumulative impacts; moreover, there are no other successive projects of the same type in the same place that could result in significant cumulative impacts.

(c) Significant Effect Due to Unusual Circumstances

Section 15300.2(c)'s exception does not apply because there are no "unusual circumstances" that apply to the project; expanding agricultural and educational structures without converting farmland to non-agricultural related uses in an area zone for agriculture, AG 1-5, does not constitute an unusual circumstance. The Goleta General Plan states, for agricultural land uses, "[s]tructures customary and incidental to agricultural activities are permitted, including one primary dwelling unit; farmworker housing, limited to workers employed on-site; barns; [and] storage sheds . . . ." Fairview Garden's community supported agriculture approach is even discussed in the City's General Plan as "the primary example of this type of agriculture, [and] shall be preserved and protected as a model for future uses." The proposed Project includes a retail farm stand, a restroom structure, an education pavilion, support structures, outdoor gathering spaces, employee housing, a service barn, and a farmhouse addition – all customary and incidental to agricultural operations. The Project does not introduce a new or incompatible use, nor does it deviate from the long-standing agricultural use or character of the property.

(d) Scenic Highways

Section 15300.2(d)'s exception does not apply because the Project is not located near any state scenic highways.

(e) Hazardous Waste Sites

Section 15300.2(e)'s exception does not apply because the project site and off-site improvement locations do not contain hazardous waste and are not on any list compiled pursuant to Section 65962.5 of the Government Code. Further, there are no cleanup actions, permitted hazardous waste facilities, or enforcement records associated with the project parcel or its immediate surroundings.

(f) Historical Resources

Finally, the exception set forth in Section 15300.2(f) does not apply because the project has no potential to cause a substantial adverse change in the significance of a historical resource. The proposed rehabilitation of the farmhouse is consistent with the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties. The restoration and reuse of the farmhouse would not impair the designated historic resource and would

instead adaptively reuse the building and extend its functional life of the farmhouse. (Historic Resources Report for 598 North Fairview Avenue prepared by Post/Hazeltine Associates October 24, 2024). The Historic Resources Report for 598 North Fairview Avenue prepared by Post/Hazeltine Associates dated October 24, 2024, concluded that the Project would not substantially impair Fairview Gardens' integrity of location, design, materials, workmanship, feeling, or association.

Further, a review of the City of Goleta's Designated Goleta Landmarks, adopted pursuant to Resolution No. 22-10 in April 2022, indicates that the Fairview Gardens Project site is not designated as Goleta Landmark. While Fairview Gardens is included in the Historic Resources Inventory, this listing does not designate the Farmhouse as a Goleta Landmark. Even if such a designation existed, the proposed improvements would not adversely affect the property's historical significance. Additionally, Fairview Gardens is not listed as a California Historical Resource in the Office of Historical Preservation's database. Accordingly, because the Project would not result in a substantial adverse change to a historical resource, the historical resources exception under Section 15300.2(f) does not apply, and the Project remains eligible for a categorical exemption under CEQA.

For all of the foregoing reasons, the entirety of the Project is exempt under the Class 32 exemption.

City of Goleta Contact Person and Telephone Number:

Brian Hiefield, Senior Planner, (805) 961-7552

Lisa Prasse, AICP Current Planning Manager Date

Note: Authority cited: Section 21083 and 211110, Public Resources Code
Reference: Sections 21108, 21152.1, Public Resources Code

Attachment C

Project Plans

Center for Urban Argriculture at Fairview Gardens

598 N. Fairview Ave, Goleta CA 93117

Conditional Use Permit Submittal

Aerial of site looking southeast

Vicinity Map 1

N.T.S.

Sheet Index

architectural

A0.0	Cover Sheet
A1.0	Survey
A1.1	Site Plan
A1.2	Existing Ag Support Areas
A1.3	Proposed Ag Support Areas
A1.4	Existing vs. Proposed Ag Support Areas
A2.0	3D Views
A2.1	Barn Floor and Roof Plan
A2.2	Barn Elevations
A2.3	Farmhouse Existing Plans
A2.4	Farmhouse Proposed Plans
A2.5	Farmhouse Existing Elevations
A2.6	Farmhouse Proposed Elevations
A2.7	Retail Stand Plan
A2.8	Retail Stand Elevations
A2.9	Staff Housing Plans
A2.10	Staff Housing Elevations
A2.11	Restroom Building Plans & Elevations
A2.12	Education Pavilion Plans & Elevations

civil

1	Civil Cover Sheet
2	Prelminary Demolition Plan
3	Preliminary Grading Plan
4	Preliminary Utility Plan
5	Preliminary Erosion Control Plan
6	Existing Drainage Exhibit
7	Preliminary Stormwater Control Plan

Project Description

The Center for Urban Agriculture at Fairview Gardens is requesting a modification to its Conditional Use Permit. The proposed project consists of ground up construction of multiple structures including a Multi-functional Service Barn, Staff Housing, a Retail Farmstand, and Restroom facilities. The project also includes renovations to the historic existing Farmhouse. Site development includes utility, and hardscape improvements necessary to support the new structures and farm activities.

Scope of Work

The scope of work for this submittal includes:
- Utility improvements and connections including electrical, water, gas, sewer, phone & data, and fire water.
- General site grading
- New associated hardscape
- New construction of a single story with mezzanine multi-functional service barn
- New construction of a single story retail farmstand to replace existing
- Interior modifications and minor exterior modifications to existing historical Farmhouse
- New construction of single story staff housing of 8 residential units (4 duplex units)
- New construction of a restroom pavilion
- New construction of an outdoor education pavilion
- New construction of (2) education support yurts for storage/office use
- New construction of a new outdoor propagation house

Project Information

Owner		Center for Urban Agriculture at Fairview Gardens
Project Address		598 N. Fairview Ave Goleta, CA 93117
Assessor's Parcel Number		069-090-052
Zone		AG-1-5
Occupancy		A-2, F-1
Gross lot area		532,739 SF 12.23 acres
Grading	Retail Area:	500 CY CUT / 500 CY FILL
	Farm/Barn Area:	1,700 CY CUT / 1,600 CY FILL
	Housing Area:	500 CY CUT / 600 CY FILL
	Total:	**2,700 CY CUT / 2,700 CY FILL**
Parking		
Proposed Automobile Parking Spaces		46 (including 2 van-accesssible ADA spaces)
Proposed Bus / Van Drop Off Area		1
Proposed Bicycle Parking Spaces		24

Project List

Existing Structures to Be Removed

Structure Name	*Status*	*Description / Use*	*Existing GSF*	*Proposed GSF*	*Delta*	*Historic*
Produce Stand	(Existing to be removed)	farmstand / market	1,265 GSF	0 GSF	+ -1,265 GSF	No
Yurts	(Existing to be removed)	temporary staff housing	1,725 GSF	0 GSF	+ -1,725 GSF	No
Accessory Ag Structures	(Existing to be removed)	agricultural uses	2,659 GSF	0 GSF	+ -2,659 GSF	No
(sheds, pergola, chicken/goat pens, propogation/shade structures)						

Existing Structures to Be Renovated

Structure Name	*Status*	*Description / Use*	*Existing GSF*	*Proposed GSF*	*Delta*	*Historic*
Farmhouse	(E) existing modified	offices, teaching kitchen, learning zone	2,017 GSF	50 GSF	+ 50 GSF	Y

New Structures

Structure Name	*Status*	*Description / Use*	*Proposed GSF*	*Delta*	*Historic*
Multi-functional Service Barn	(N) new	agriculture processing facility and educational / gathering space	6,260 GSF	+ 6,260 GSF	n/a
Retail Farmstand	(R) replaced	new farmstand / market	2,500 GSF	+ 2,500 GSF	n/a
Staff Housing	(N) new	modular staff housing	7,240 GSF	+ 7,240 GSF	n/a
Restroom Pavilion	(N) new	restrooms	370 GSF	+ 370 GSF	n/a
Education Pavilion	(N) new	outdoor gathering pavilion	730 GSF	+ 730 GSF	n/a
Support	(N) new	yurt - offices	115 GSF	+ 115 GSF	n/a
Support	(N) new	yurt - offices	115 GSF	+ 115 GSF	n/a
Propagation House	(N) new	outdoor greenhouse	600 GSF	+ 600 GSF	n/a
Staff Housing Trash Encl.	(N) new	trash enclosure	90 GSF	+ 90 GSF	n/a

Totals

Total Existing Building Area	7,666 GSF		
Total Existing Building Area to be Removed	5,649 GSF		
Total Existing Building Area to be Renovated	2,017 GSF		
Total New Building Area		18,070 GSF	
Net New Building Area (New minus Existing to be Removed)			12,421 GSF
Total Building Area (Existing to Remain Plus New)			**+ 20,087 GSF**

Code Compliance

2022 California Building Code
2022 California Mechanical Code
2022 California Plumbing Code
2022 California Electrical Code
2022 California Fire Protection Code
2022 California Energy Code
2022 California Green Building Code
Local Jurisdiction Code Amendments

blackbird architects

235 Palm Ave.
Santa Barbara CA
93101 USA

t 805.957.1315
f 805.957.1317

www.bbird.com

Center for Urban Agriculture at Fairview Gardens

598 N. Fairview Ave.
Goleta, CA 93117

APN # 069-090-052

Revisions

© 2024 Blackbird Architects, Inc.
The design ideas and plans represented by these documents are the property of Blackbird Architects, Inc.. Use or copy is permitted by contract only. The use or revisions of these ideas or plans is prohibited without the written permission of Blackbird Architects, Inc..

NOT FOR CONSTRUCTION

Title Sheet

A0.0

CUP Submittal 12.16.24

PROVIDED FOR REFERENCE ONLY

Topographic Survey

A portion of Lots 1; 2 and 3 in the County of Santa Barbara, State of California, as shown on the "Plat of the Partition of the B.A. Hicks Estate of Goleta, Santa Barbara County, California, dated September 20, 1898, Geo. S. Collins, Surveyor," filed in the Office of the County Recorder of the County of Santa Barbara, October 5, 1898 in Book 1, Page 75 of Maps and Surveys, and described by metes and bounds as follows:

Beginning at the Southeast corner of the tract of land described in the deed from Ephraim Britton to Beverly A. Hicks, dated January 17,1874, and recorded in Book "L", Page 638 of Deeds, records of said County, and running thence North 0 degrees, 30 minutes West, along the East line of said tract, 10.07 chains; thence North 89 degrees and 30 minutes West 15.26 chains to the West line of said tract; thence South 0 degrees and 30 minutes West, along said West line 8.96 chains to the Southwest corner of said tract; thence South 85 degrees and 45 minutes East 15.25 chains to the point of beginning.

EXCEPTING THEREFROM those portions thereof described in deed to the County of Santa Barbara recorded June 4, 1969 as Instrument No. 15429 in Book 2273, Page 640 of Official Records.

Site Information

Owner: Center for Urban Agriculture at Fairview Gardens, a Ca. non-profit public benefit corp.
Address: 598 N. Fairview Ave.
Goleta, CA 93117
APN: 069-090-052
Area: 12.23 acres (Assessor data)
Zoning: AG-5

Surveyor's Statement

This survey was performed by me or under my direction in conformance with the requirements of the Professional Land Surveyor's Act in March, 2024. Elevations shown hereon are based on NAVD88 datum determined by GPS observation. Bearings are based on the CCS83 horizontal network. Record title information is cited per Fidelity Title Preliminary Title Report FSBA-425160003 dated September 14, 2020. A complete boundary survey was not performed as part of this survey. Benchmark = Nail & Tag LS 5470 in asphalt intersection of Via Fiori. Elev= 75.26'

4/16/2024

Jon McKellar
PLS 7578

Jon McKellar PLS
A Professional Land Surveying & Consulting Company
PO Box 2341
Santa Maria, CA 93457
805-680-1895 bus.
jon@jonmckellar.com
http://www.jonmckellar.com

Sheet 1 of 1

blackbird architects
235 Palm Ave.
Santa Barbara CA
93101 USA
t 805.957.1315
f 805.957.1317
www.bbird.com

Center for Urban Agriculture at Fairview Gardens

598 N. Fairview Ave.
Goleta, CA 93117

APN # 069-090-052

Revisions

© 2024 Blackbird Architects, Inc.
The design ideas and plans represented by these documents are the property of Blackbird Architects, Inc.. Use or copy is permitted by contract only. The use or revisions of these ideas or plans is prohibited without the written permission of Blackbird Architects, Inc..

NOT FOR CONSTRUCTION

Survey

A1.0

CUP Submittal 12.16.24

GENERAL NOTES: SITE PLAN

1. See Civil plans for site demolition, grading, drainage, erosion control, and site utilities.

2. Refer to Elevations for exterior finishes.

LEGEND: SITE PLAN

- property line
- setback
- easement
- (E) contour
- (N) contour
- feature above
- feature below
- (E) building area
- (N) building area
- asphalt
- concrete
- gravel
- DG
- mulch
- crop — Ag. Crops *Items in blue subject to change seasonally
- Existing native tree to be removed per arborist report
- Existing native tree to remain but with impacted per arborist report
- (4) 36" box coast live oak trees to be planted as mitigation for removed or impacted trees per project arborist report
- Existing tree to be protected per arborist report

Site Plan 1

feet 0 20' 40' 80'

1" = 40'-0"

blackbird architects

235 Palm Ave.
Santa Barbara CA
93101 USA

t 805.957.1315
f 805.957.1317

www.bbird.com

Center for Urban Agriculture at Fairview Gardens

598 N. Fairview Ave.
Goleta, CA 93117

APN # 069-090-052

Revisions

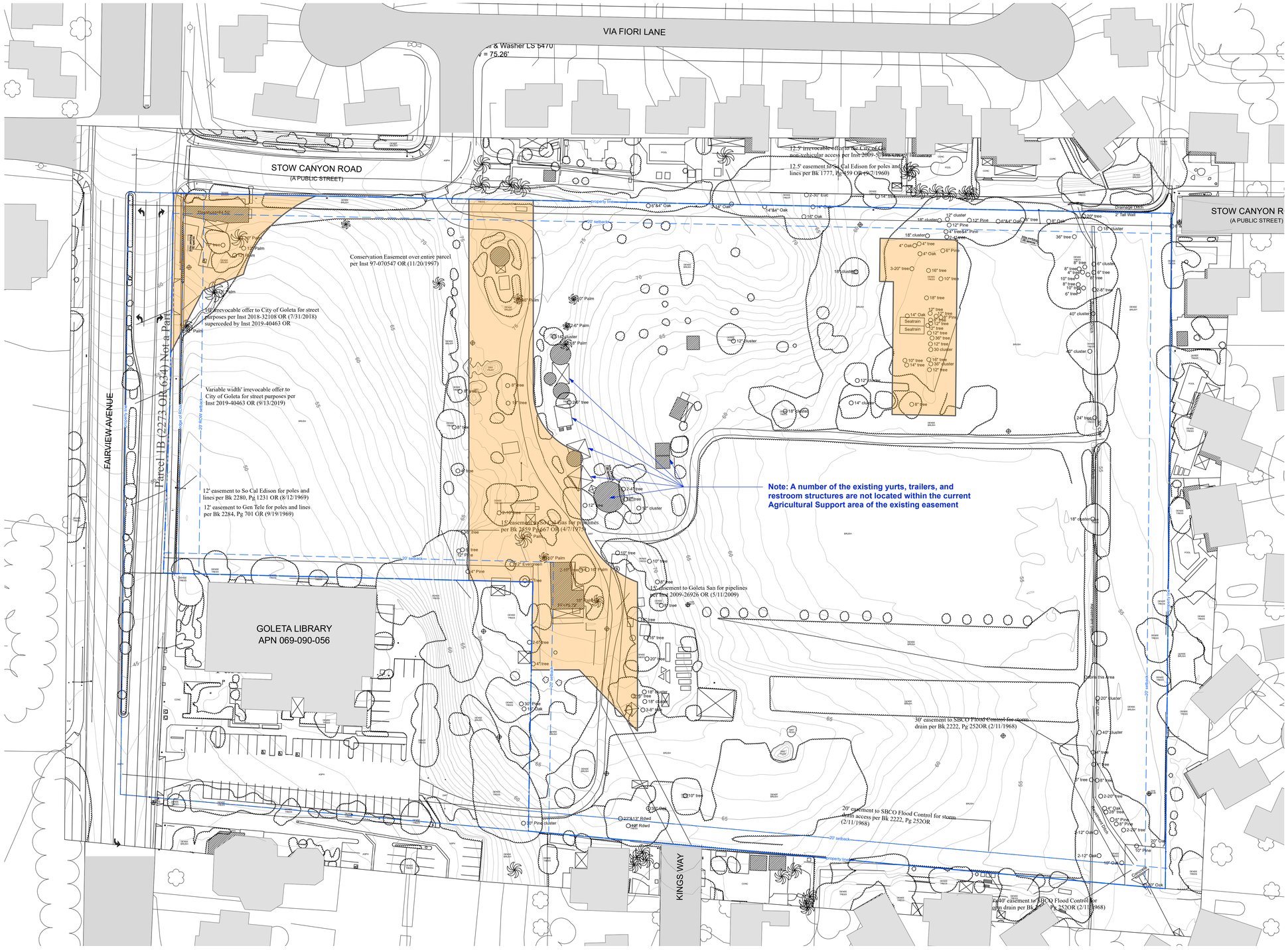
© 2026 Blackbird Architects, Inc.
The design ideas and plans represented by these documents are the property of Blackbird Architects, Inc.. Use or copy is permitted by contract only. The use or revisions of these ideas or plans is prohibited without the written permission of Blackbird Architects, Inc..

NOT FOR CONSTRUCTION

Site Plan

A1.1

5.28.2026



Per Deed of Agricultural Conservation Easement:

Allowed Agriculture Area Uses Include:
- Buildings use for the production, care or storage of crops and animals raised on the Property
- Paving (concrete, asphalt or gravel) in connection with use of permitted facilities within the Agricultural Support Area
- Paving for ingress or egress for the property as required
- Paving with approval of the Land Trust

Allowed Agricultural Support Area Uses Include:
- Housing units for families where at least one member of the family is engaged in the production or sale of the Property's produce and/or in the educational efforts in connection with the property
- Structures and required parking areas for educational purposes related to agriculture
- Sales stands, shops, or other facilities on the Property for the sale to the public

Existing Agriculture Support Areas
per David Lawson record (Oct 27, 1996)

- Northwest Area (retail market) - .21 acres
- Central Ridge Area (farmhouse and other) - .97 acres
- Northeast Area (former staff housing area) - .26 acres

Total: 1.44 acres

1.44ac / 12.23ac = 11.8% of site area as Ag Support (12% Ma

Site Plan - Plotted Agriculture Support Areas 1

feet 0 20' 40' 80' 1" = 40'-0"

blackbird architects

235 Palm Ave.
Santa Barbara CA
93101 USA

t 805.957.1315
f 805.857.1317

www.bbird.com

Center for Urban Agriculture at Fairview Gardens

598 N. Fairview Ave.
Goleta, CA 93117

APN # 069-090-052

Revisions

© 2024 Blackbird Architects, Inc.
The design ideas and plans represented by these documents are the property of Blackbird Architects, Inc.. Use or copy is permitted by contract only. The use or revisions of these ideas or plans is prohibited without the written permission of Blackbird Architects, Inc..

NOT FOR CONSTRUCTION

Ag Support Areas

A1.2

CUP Submittal 12.16.24

Per Deed of Agricultural Conservation Easement:

Allowed Agriculture Area Uses Include:
- Buildings use for the production, care or storage of crops and animals raised on the Property
- Paving (concrete, asphalt or gravel) in connection with use of permitted facilities within the Agricultural Support Area
- Paving for ingress or egress for the property as required
- Paving with approval of the Land Trust

Allowed Agricultural Support Area Uses Include:
- Housing units for families where at least one member of the family is engaged in the production or sale of the Property's produce and/or in the educational efforts in connection with the property
- Structures and required parking areas for educational purposes related to agriculture
- Sales stands, shops, or other facilities on the Property for the sale to the public

Proposed Agriculture Support Areas
- Northwest Area (retail market + parking) - .27 acres
- Central Ridge Area (farmhouse and other) - .69 acres (Farmhouse & Gathering + Visitor Parking, Education Pavilion & Support Area, Visitor Pathway)
- Northeast Area (staff housing area + parking - .48 acres

Total: 1.44 acres

1.44ac / 12.23ac = 11.8% of site area as Ag Support (12% MAX)

Site Plan - Proposed Agriculture Support Areas 1

feet 0 20' 40' 80' 1" = 40'-0"

blackbird architects

235 Palm Ave.
Santa Barbara CA
93101 USA

t 805.957.1315
f 805.957.1317

www.bbird.com

Center for Urban Agriculture at Fairview Gardens

598 N. Fairview Ave.
Goleta, CA 93117

APN # 069-090-052

Revisions

© 2024 Blackbird Architects, Inc.
The design ideas and plans represented by these documents are the property of Blackbird Architects, Inc.. Use or copy is permitted by contract only. The use or revisions of these ideas or plans is prohibited without the written permission of Blackbird Architects, Inc..

NOT FOR CONSTRUCTION

Ag Support Areas

A1.3

5.22.25

Per Deed of Agricultural Conservation Easement:

Allowed Agriculture Area Uses Include:
- Buildings use for the production, care or storage of crops and animals raised on the Property
- Paving (concrete, asphalt or gravel) in connection with use of permitted facilities within the Agricultural Support Area
- Paving for ingress or egress for the property as required
- Paving with approval of the Land Trust

Allowed Agricultural Support Area Uses Include:
- Housing units for families where at least one member of the family is engaged in the production or sale of the Property's produce and/or in the educational efforts in connection with the property
- Structures and required parking areas for educational purposes related to agriculture
- Sales stands, shops, or other facilities on the Property for the sale to the public

Proposed Agriculture Support Areas
- Northwest Area (retail market + parking) - .27 acres
- Central Ridge Area (farmhouse and other) - .69 acres (Farmhouse & Gathering + Visitor Parking, Education Pavilion & Support Area, Visitor Pathway)
- Northeast Area (staff housing area + parking - .48 acres

Total: 1.44 acres

1.44ac / 12.23ac = 11.8% of site area as Ag Support (12% MAX)

Existing Agriculture Support Areas
per David Lawson record (Oct 27, 1996)
- Northwest Area (retail market) - .21 acres
- Central Ridge Area (farmhouse and other) - .97 acres
- Northeast Area (former staff housing area) - .26 acres

Total: 1.44 acres

1.44ac / 12.23ac = 11.8% of site area as Ag Support (12% MAX)

Site Plan - Existing & Proposed Agriculture Support Areas 1

feet 0 20' 40' 80' 1" = 40'-0"

blackbird architects

235 Palm Ave.
Santa Barbara CA
93101 USA

t 805.957.1315
f 805.957.1317

www.bbird.com

Center for Urban Agriculture at Fairview Gardens

598 N. Fairview Ave.
Goleta, CA 93117

APN # 069-090-052

Revisions

© 2024 Blackbird Architects, Inc.
The design ideas and plans represented by these documents are the property of Blackbird Architects, Inc.. Use or copy is permitted by contract only. The use or revisions of these ideas or plans is prohibited without the written permission of Blackbird Architects, Inc..

NOT FOR CONSTRUCTION

Ag Support Areas

A1.4

5.22.25

Site Lighting Schedule

Category	Quantity	MFG	Description	Notes
Pole Light	3	Above-All	Venus LED post top, 60W	
Low Bollard Path Light	46	SPJ Lighting	SPJ-SL 24, 10 W, Solar	mounted on concrete footings
Building Wall Light	25	BEGA	BEGA 33816, 120V, 13.9W, LED	Dark sky compliant
Building or Trellis Mounted Downlight	45	Design Plan	Muse Spot, 12 W, LED	

Site Lighting Plan 1

1" = 40'-0"

LEGEND: SITE LIGHTING

- pole lights, see SCHED.
- low bollard path lights, see SCHED.
- building or trellis mounted downlights, see SCHED.
- building wall lights, see SCHED.

Building Wall Lights

Building or Trellis Mounted Downlights

Low Bollard Path Lights

Pole Lights

blackbird architects
235 Palm Ave.
Santa Barbara CA
93101 USA
t 805.957.1315
f 805.957.1317
www.bbird.com

Center for Urban Agriculture at Fairview Gardens

598 N. Fairview Ave.
Goleta, CA 93117

APN # 069-090-052

Revisions

© 2026 Blackbird Architects, Inc.
The design ideas and plans represented by these documents are the property of Blackbird Architects, Inc.. Use or copy is permitted by contract only. The use or revisions of these ideas or plans is prohibited without the written permission of Blackbird Architects, Inc..

NOT FOR CONSTRUCTION

Site Lighting Plan

A1.6

06.01.2026

View of Staff Housing from East **07**

Gathering / Education Space at South Side of Multi-Purpose Service Barn **06**

Renovated Historic Farmhouse East Elevation **05**

Renovated Historic Farmhouse South (Front) Elevation **04**

View of Multi-Purpose Service Barn From Northeast **03**

Street View of Retail Farm Stand from Fairview Avenue (looking East) **02**

Site Aerial from Northwest **01**

blackbird architects

235 Palm Ave.
Santa Barbara CA
93101 USA

t 805.957.1315
f 805.957.1317

www.bbird.com

Center for Urban Agriculture at Fairview Gardens

598 N. Fairview Ave.
Goleta, CA 93117

APN # 069-090-052

Revisions

© 2024 Blackbird Architects, Inc.
The design ideas and plans represented by these documents are the property of Blackbird Architects, Inc. Use or copy is permitted by contract only. The use or revisions of these ideas or plans is prohibited without the written permission of Blackbird Architects, Inc..

NOT FOR CONSTRUCTION

3D Views

A2.0

CUP Submittal 12.16.24

GENERAL NOTES: ROOF PLAN

A. Refer to Scope of Work for construction assemblies.

B. Refer to Elevation sheets for exterior finishes.

C. Refer to Scope of Work for Mechanical, Plumbing, and Electrical applicable notes, equipment and vents.

D. Dimensioning:
1) all dimensions are to face of stud U.N.O.
2) all T.O. Roof elevations are to top of corrugated metal panel, U.N.O.
3) refer to Sections for Top Plate and Beam heights.

E. Roof pitch for roof covering per 2022 CBC Chapter 15.

F. Provide minimum slope of 1/4" per 1'-0" for all roof crickets.

G. F.F. (finish floor) refers to top-of-finish-floor or top-of-finish-deck U.N.O.

H. Valley flashings are to conform to CRC R337.5.3.

I. Roof gutters are to conform to CRC R337.5.4.

J. Installation of metal roof panels shall comply with CRC R905.10.

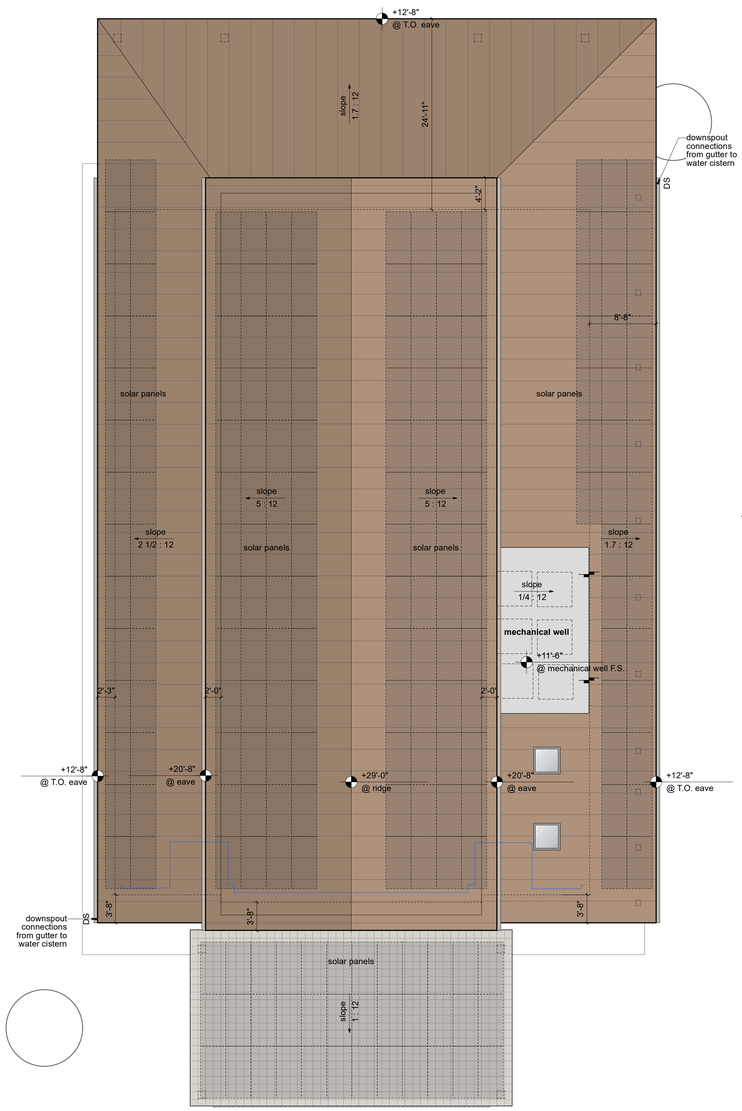
K. Installation of single ply roofing shall comply with CRC R905.

L. Enclosed roof eaves and roof eave soffits are to comply with CRC R337.7.5.

M. Maximum roof panel lengths shall be provided where possible to allow single panels to span entire roof slope.

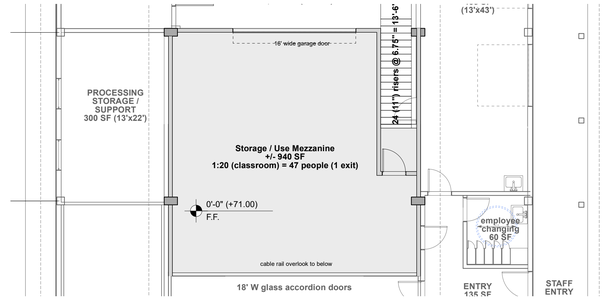
LEGEND: ROOF PLAN / DECK

- feature below
- standing seam cor-ten metal roof, with roofing system below (Class A)
- single ply roofing membrane, color to match door/window frames (Class A)
- corrugated weathered steel roof
- metal gutter, painted to match fascia
- DS — downspout, painted to match fascia or wall
- skylight
- roof drain & roof drain overflow
- solar panels (39-1/2" x 81-1/2" @350W ea)

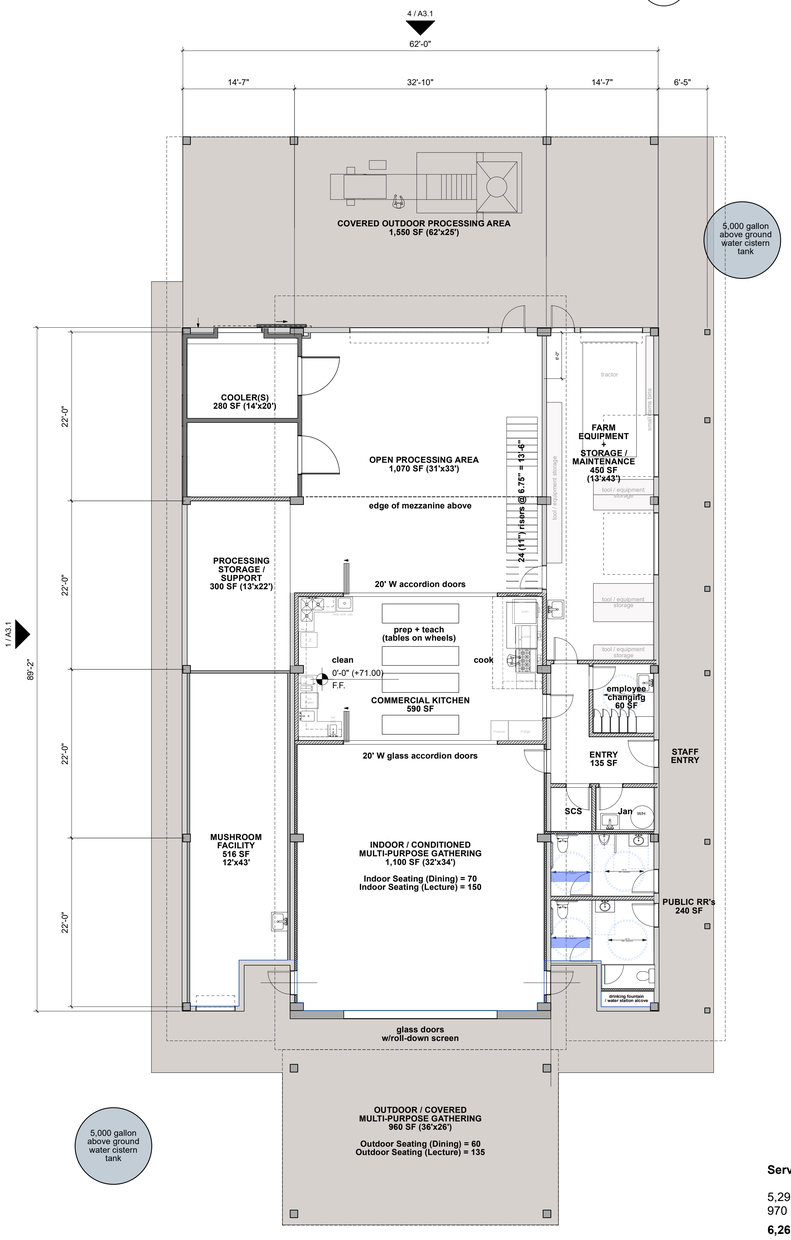


Solar:
167 Roof Panels Independent of South Outdoor Trellis

Multi-Functional Service Barn Roof Plan 3
feet 0 4' 8' 16' 1/8" = 1'-0"



Multi-Functional Service Barn - Mezzanine Floor Plan 2
feet 0 4' 8' 16' 1/8" = 1'-0"



Multi-Functional Service Barn Floor Plan 1
feet 0 4' 8' 16' 1/8" = 1'-0"

GENERAL NOTES: FLOOR PLAN

A. Refer to Scope of Work for interior finishes.

B. Refer to Elevation sheets for exterior finishes.

C. Refer to Scope of Work for construction assemblies.

D. Refer to Scope of Work for Plumbing, Mechanical, and Electrical applicable notes and equipment.

E. Refer to Scope of Work for Structural notes.

F. Refer to Scope of Work for hardscape, landscape materials, and features.

G. Install moisture resistant G.W.B. on all walls in bathrooms, and rooms subject to wet conditions.

H. Dimensioning:
1) all dimensions are to face of stud, concrete wall or CMU U.N.O.
2) doors at corners or near intersections of perpendicular walls are located 4" from face of stud to face of jamb U.N.O.

I. Electrical receptacals, switches/controls, and outlets:
1) Refer to Scope of Work
2) Switches shall be placed centered at 36" AFF and 4" from door jamb or corner, U.N.O.
3) Convenience recepticals shall be placed centered at 12" AFF or 6" above countertop, U.N.O.

J. F.F. (finish floor) refers to top-of-finish-floor or top-of-finish-deck U.N.O.

K. See Scope of Work for Window and Door Types and Schedules.

LEGEND: FLOOR PLAN

- moveable furniture
- feature below
- feature above
- column (see Structual)
- downspout

WALL TYPE LEGEND: FLOOR PLAN

- 4" metal stud wall
- 6" metal stud wall
- 4" EPS panel wall
- 6.5" EPS panel wall
- girt with insulation, finishes per elevations A3.X, thickness per plan

LEGEND: FLOOR PLAN

- moveable furniture
- feature below
- feature above
- built-in cabinetry, full height, coordinate w/ interior elevations
- built-in cabinetry, low height, coordinate w/ interior elevations
- column (see Structual)

Service Barn Area Gross Area (excluding exterior wall)

5,290 SF = Conditioned 1st Floor Area:
970 SF = Mezzanine:

6,260 SF = Total Building Area

Covered Outdoor Use Areas:
1,550 SF = Covered Outdoor Processing Area
960 SF = Multi-Purpose Gathering Space

2,510 SF = Total Covered Outdoor Use Area

blackbird architects

235 Palm Ave.
Santa Barbara CA
93101 USA

t 805.957.1315
f 805.957.1317

www.bbird.com

Center for Urban Agriculture at Fairview Gardens

598 N. Fairview Ave.
Goleta, CA 93117

APN # 069-090-052

Revisions

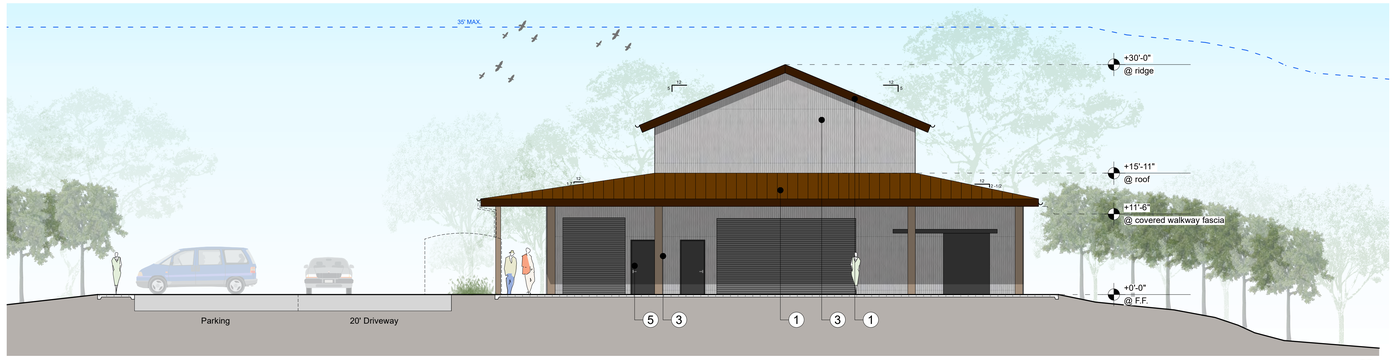
© 2024 Blackbird Architects, Inc. The design ideas and plans represented by these documents are the property of Blackbird Architects, Inc. Use or copy is permitted by contract only. The use or revisions of these ideas or plans is prohibited without the written permission of Blackbird Architects, Inc..

NOT FOR CONSTRUCTION

Barn First Floor & Roof Plan

A2.1

CUP Submittal 12.16.24



North Elevation - Packing, Processing, & Distribution

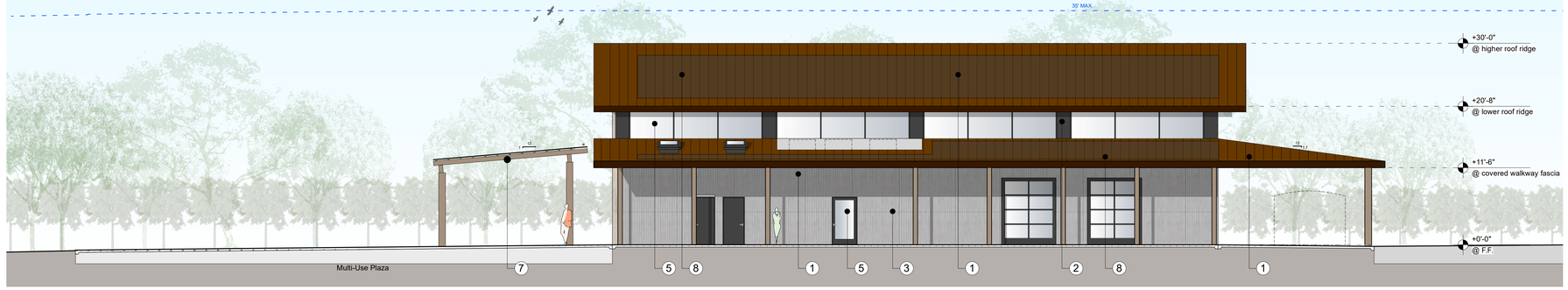
feet 0 4 8 16 1/8" = 1'-0"

4

South Elevation - Multi-Use Educational Gathering Space

feet 0 4 8 16 1/8" = 1'-0"

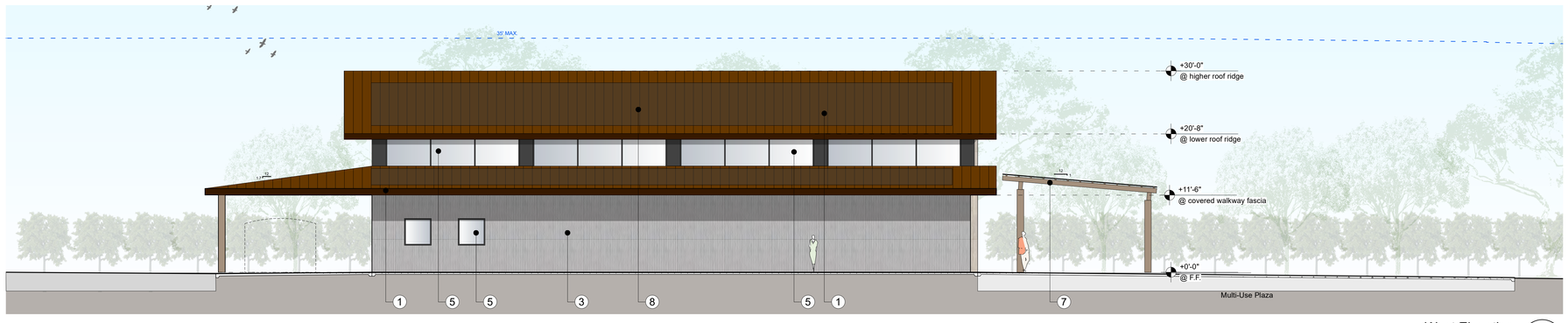
3



East Elevation

feet 0 4 8 16 1/8" = 1'-0"

2



West Elevation

feet 0 4 8 16 1/8" = 1'-0"

1

EXTERIOR FINISH SCHEDULE

1. **Roofing / Fascia**
   standing seam metal roof (class A ignition resistant) weathered steel dark brown color, metal fascia to match roof color
2. **Plaster Wall**
   smooth plaster, integral color
3. **Galvanized Corrugated Metal Siding**
4. **Wood Siding**
   reclaimed barn wood
5. **Windows and Doors**
   clear anodized aluminum frame, ultra-clear insulated glazed
6. **Gutters & Downspouts**
   prefinished sheet metal gutter / downspouts (match roofing color)
7. **Steel Trellis**
   painted, dark brown color
8. **Future Solar Panels**
   roof-mounted
9. **Future Bifacial Solar Panels**
   trellis-mounted, low slope, weather bearing
10. **Wood Trellis**
    stained alaskan yellow cedar, dark brown color to match steel trellis

blackbird architects

235 Palm Ave.
Santa Barbara CA
93101 USA

t 805.957.1315
f 805.957.1317

www.bbird.com

Center for Urban Agriculture at Fairview Gardens

598 N. Fairview Ave.
Goleta, CA 93117

069-090-052

Revisions

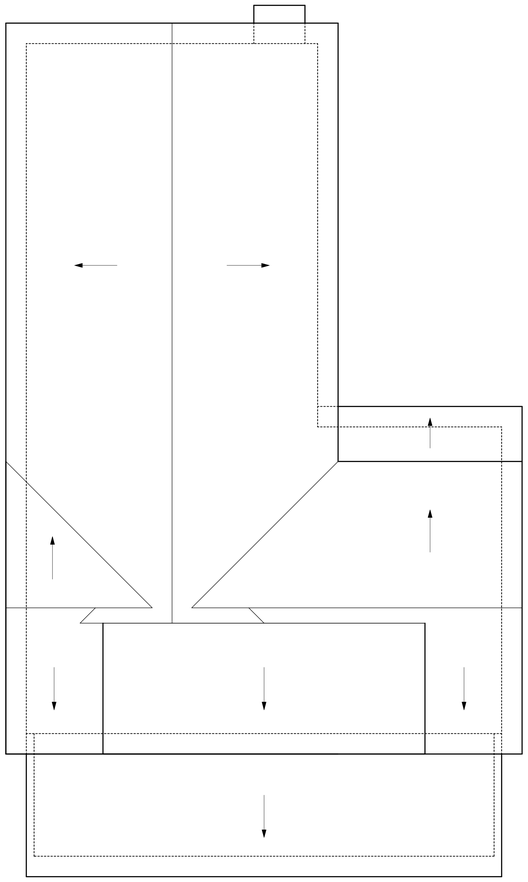
© 2023 Blackbird Architects, Inc.
The design ideas and plans represented by these documents are the property of Blackbird Architects, Inc. Use or copy is permitted by contract only. The use or revisions of these ideas or plans is prohibited without the written permission of Blackbird Architects, Inc..

NOT FOR CONSTRUCTION

Service Barn Elevations

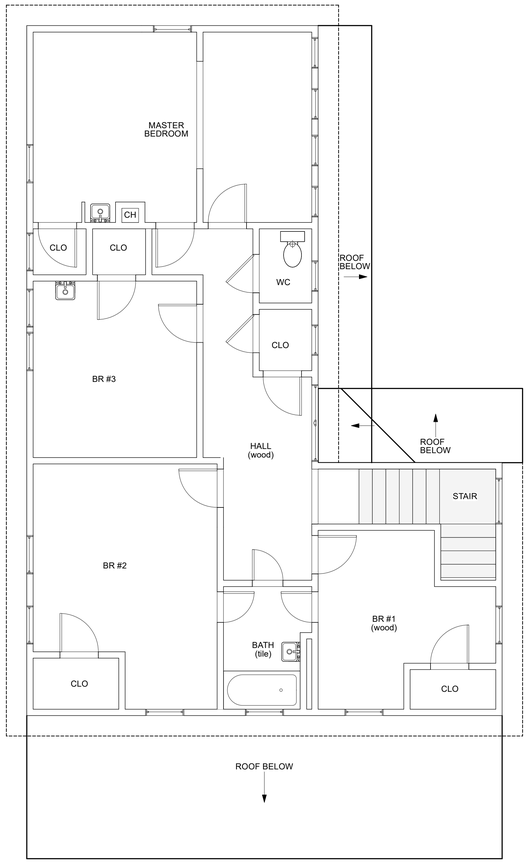
A2.2

CUP Submittal 12.16.2024



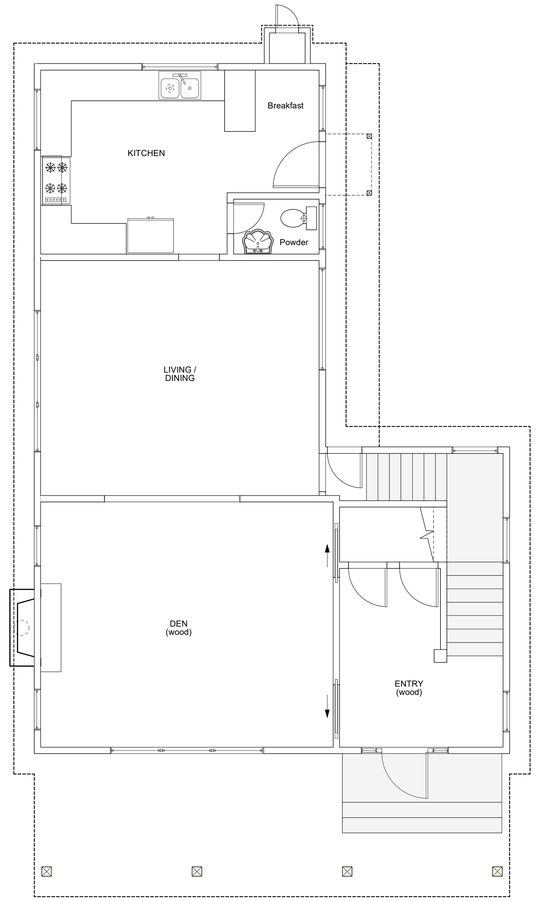
Existing Farm House Roof Plan 3

feet 0 2' 4' 8' 1/4" = 1'-0"



Existing Farm House Plan 2 2

feet 0 2' 4' 8' 1/4" = 1'-0"



Existing Farm House Plan 1 1

feet 0 2' 4' 8' 1/4" = 1'-0"

GENERAL NOTES: ROOF PLAN

A. Refer to Scope of Work for construction assemblies.

B. Refer to Elevation sheets for exterior finishes.

C. Refer to Scope of Work for Mechanical, Plumbing, and Electrical applicable notes, equipment and vents.

D. Dimensioning:
1) all dimensions are to face of stud U.N.O.
2) all T.O. Roof elevations are to top of corrugated metal panel, U.N.O.
3) refer to Sections for Top Plate and Beam heights.

E. Roof pitch for roof covering per 2022 CBC Chapter 15.

F. Provide minimum slope of 1/4" per 1'-0" for all roof crickets.

G. F.F. (finish floor) refers to top-of-finish-floor or top-of-finish-deck U.N.O.

H. Valley flashings are to conform to CRC R337.5.3.

I. Roof gutters are to conform to CRC R337.5.4.

J. Installation of metal roof panels shall comply with CRC R905.10.

K. Installation of single ply roofing shall comply with CRC R905.

L. Enclosed roof eaves and roof eave soffits are to comply with CRC R337.7.5.

M. Maximum roof panel lengths shall be provided where possible to allow single panels to span entire roof slope.

GENERAL NOTES: FLOOR PLAN

A. Refer to Scope of Work for interior finishes.

B. Refer to Elevation sheets for exterior finishes.

C. Refer to Scope of Work for construction assemblies.

D. Refer to Scope of Work for Plumbing, Mechanical, and Electrical applicable notes and equipment.

E. Refer to Scope of Work for Structural notes.

F. Refer to Scope of Work for hardscape, landscape materials, and features.

G. Install moisture resistant G.W.B. on all walls in bathrooms, and rooms subject to wet conditions.

H. Dimensioning:
1) all dimensions are to face of stud, concrete wall or CMU U.N.O.
2) doors at corners or near intersections of perpendicular walls are located 4" from face of stud to face of jamb U.N.O.

I. Electrical recepticals, switches/controls, and outlets:
1) Refer to Scope of Work
2) Switches shall be placed centered at 36" AFF and 4" from door jamb or corner, U.N.O.
3) Convenience recepticals shall be placed centered at 12" AFF or 6" above countertop, U.N.O.

J. F.F. (finish floor) refers to top-of-finish-floor or top-of-finish-deck U.N.O.

K. See Scope of Work for Window and Door Types and Schedules.

blackbird architects

235 Palm Ave.
Santa Barbara CA
93101 USA

t 805.957.1315
f 805.957.1317

www.bbird.com

Center for Urban Agriculture at Fairview Gardens

598 N. Fairview Ave.
Goleta, CA 93117

APN # 069-090-052

Revisions

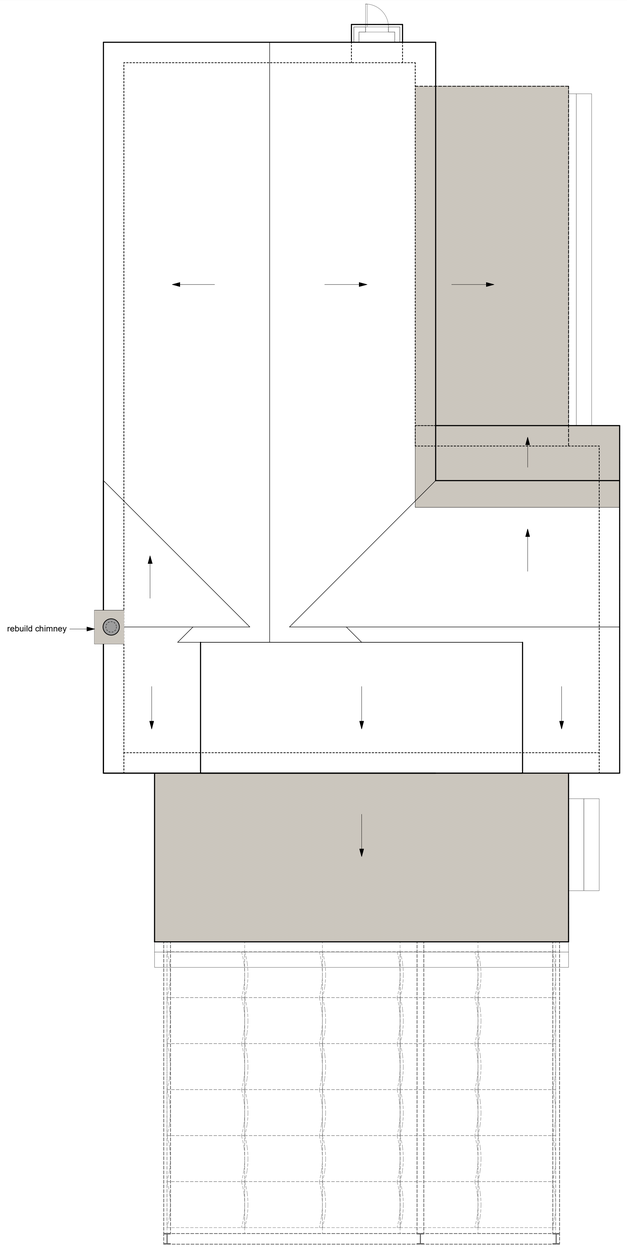
© 2024 Blackbird Architects, Inc.
The design ideas and plans represented by these documents are the property of Blackbird Architects, Inc.. Use or copy is permitted by contract only. The use or revisions of these ideas or plans is prohibited without the written permission of Blackbird Architects, Inc..

NOT FOR CONSTRUCTION

Farmhouse Existing Plans

A2.3

CUP Submittal 12.16.24



Proposed Farm House Roof Plan 3

feet 0 2' 4' 8' 1/4" = 1'-0"

LEGEND: ROOF PLAN / DECK

- feature below
- metal gutter, painted to match fascia
- DS — downspout, painted to match fascia or wall
- RC — rain chain, see details 4,8,12/A6.5
- vent penetration through roof, see Roof Details, see Mechanical and Plumbing drawings
- existing roof to remain as is
- new roof - shingles to match existing

GENERAL NOTES: ROOF PLAN

A. Refer to Scope of Work for construction assemblies.

B. Refer to Elevation sheets for exterior finishes.

C. Refer to Scope of Work for Mechanical, Plumbing, and Electrical applicable notes, equipment and vents.

D. Dimensioning:
1) all dimensions are to face of stud U.N.O.
2) all T.O. Roof elevations are to top of corrugated metal panel, U.N.O.
3) refer to Sections for Top Plate and Beam heights.

E. Roof pitch for roof covering per 2022 CBC Chapter 15.

F. Provide minimum slope of 1/4" per 1'-0" for all roof crickets.

G. F.F. (finish floor) refers to top-of-finish-floor or top-of-finish-deck U.N.O.

H. Valley flashings are to conform to CRC R337.5.3.

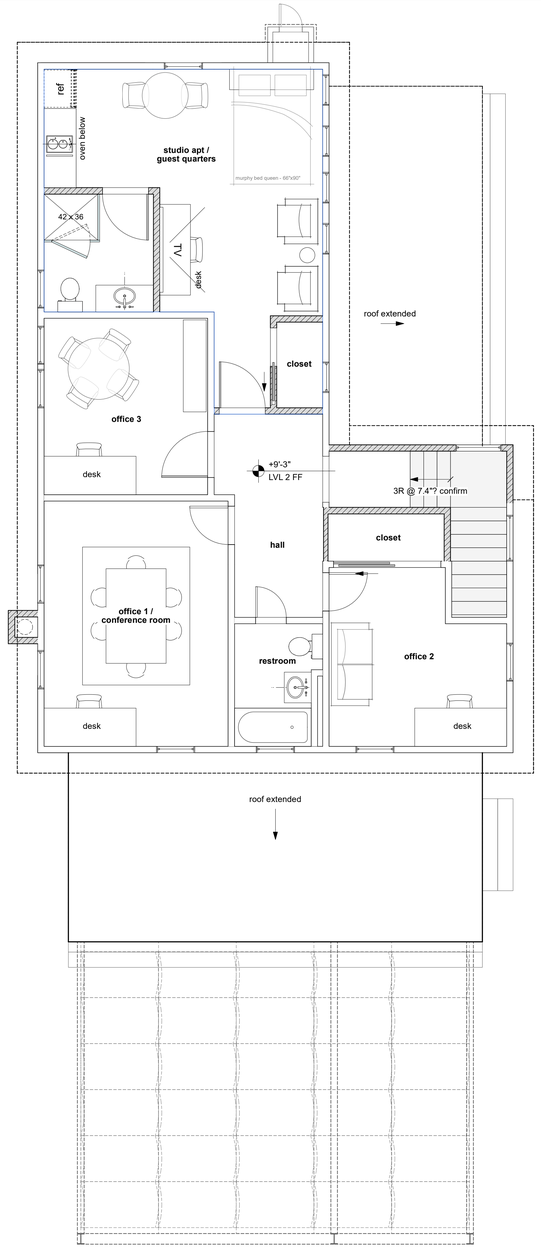
I. Roof gutters are to conform to CRC R337.5.4.

J. Installation of metal roof panels shall comply with CRC R905.10.

K. Installation of single ply roofing shall comply with CRC R905.

L. Enclosed roof eaves and roof eave soffits are to comply with CRC R337.7.5.

M. Maximum roof panel lengths shall be provided where possible to allow single panels to span entire roof slope.



Proposed Farm House Plan 2 2

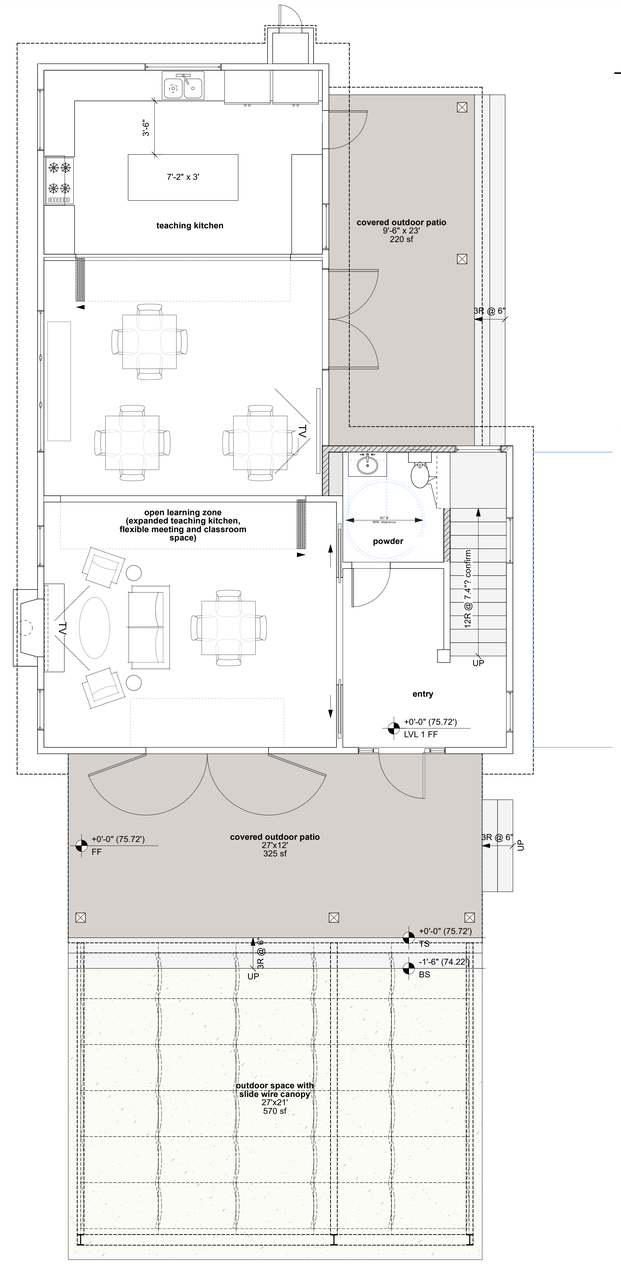
feet 0 2' 4' 8' 1/4" = 1'-0"

WALL TYPE LEGEND: FLOOR PLAN

- (E) wall
- (N) wood stud wall

LEGEND: FLOOR PLAN

- moveable furniture
- feature below
- feature above
- built-in cabinetry, full height, coordinate w/ interior elevations
- built-in cabinetry, low height, coordinate w/ interior elevations
- column (see Structual)
- rain chain, see details 4,8,12/A6.5
- downspout
- wood flooring
- site concrete
- site DG or gravel



Proposed Farm House Plan 1 1

feet 0 2' 4' 8' 1/4" = 1'-0"

GENERAL NOTES: FLOOR PLAN

A. Refer to Scope of Work for interior finishes.

B. Refer to Elevation sheets for exterior finishes.

C. Refer to Scope of Work for construction assemblies.

D. Refer to Scope of Work for Plumbing, Mechanical, and Electrical applicable notes and equipment.

E. Refer to Scope of Work for Structural notes.

F. Refer to Scope of Work for hardscape, landscape materials, and features.

G. Install moisture resistant G.W.B. on all walls in bathrooms, and rooms subject to wet conditions.

H. Dimensioning:
1) all dimensions are to face of stud, concrete wall or CMU U.N.O.
2) doors at corners or near intersections of perpendicular walls are located 4" from face of stud to face of jamb U.N.O.

I. Electrical receptacals, switches/controls, and outlets:
1) Refer to Scope of Work
2) Switches shall be placed centered at 36" AFF and 4" from door jamb or corner, U.N.O.
3) Convenience receptacals shall be placed centered at 12" AFF or 6" above countertop, U.N.O.

J. F.F. (finish floor) refers to top-of-finish-floor or top-of-finish-deck U.N.O.

K. See Scope of Work for Window and Door Types and Schedules.

blackbird architects

235 Palm Ave.
Santa Barbara CA
93101 USA

t 805.957.1315
f 805.957.1317

www.bbird.com

Center for Urban Agriculture at Fairview Gardens

598 N. Fairview Ave.
Goleta, CA 93117

APN # 069-090-052

Revisions

© 2024 Blackbird Architects, Inc.
The design ideas and plans represented by these documents are the property of Blackbird Architects, Inc.. Use or copy is permitted by contract only. The use or revisions of these ideas or plans is prohibited without the written permission of Blackbird Architects, Inc..

NOT FOR CONSTRUCTION

Farmhouse Proposed Plans

A2.4

CUP Submittal 12.16.24

Existing East Elevation 4

feet 0 2 4 8 3/16"=1'-0"

Existing North Elevation 3

feet 0 2 4 8 3/16"=1'-0"

Existing West Elevation 2

feet 0 2 4 8 3/16"=1'-0"

Existing South Elevation 1

feet 0 2 4 8 3/16"=1'-0"

blackbird architects

235 Palm Ave.
Santa Barbara CA
93101 USA

t 805.957.1315
f 805.957.1317

www.bbird.com

Center for Urban Agriculture at Fairview Gardens

598 N. Fairview Ave.
Goleta, CA 93117

069-090-052

Revisions

© 2023 Blackbird Architects, Inc.
The design ideas and plans represented by these documents are the property of Blackbird Architects, Inc. Use or copy is permitted by contract only. The use or revisions of these ideas or plans is prohibited without the written permission of Blackbird Architects, Inc..

NOT FOR CONSTRUCTION

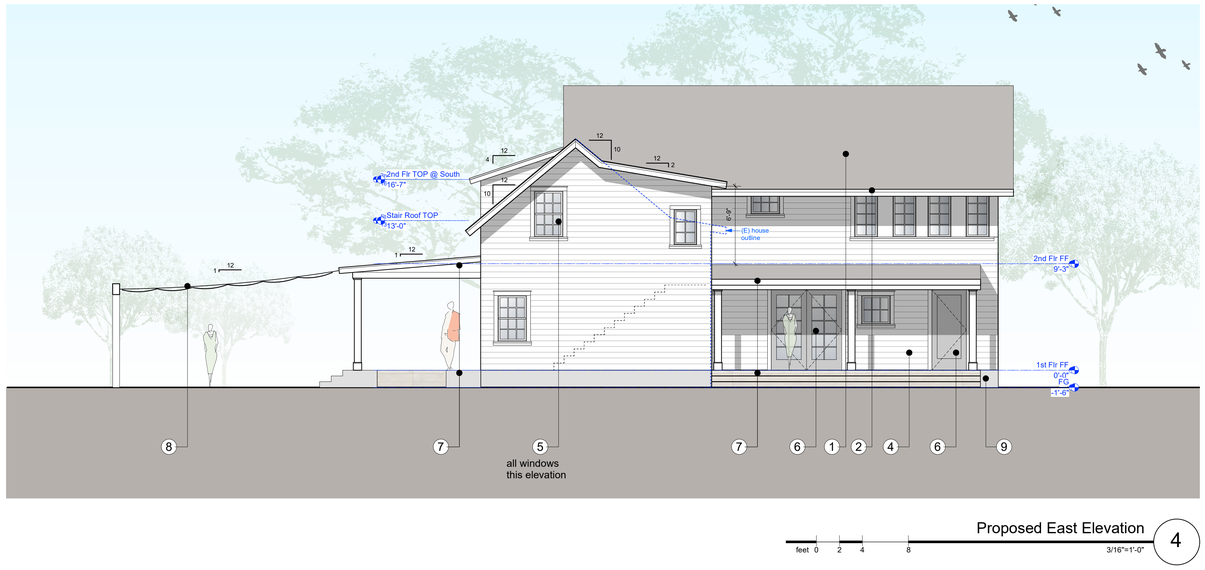
Farmhouse Elevations Existing

A2.5

CUP Submittal 12.16.2024

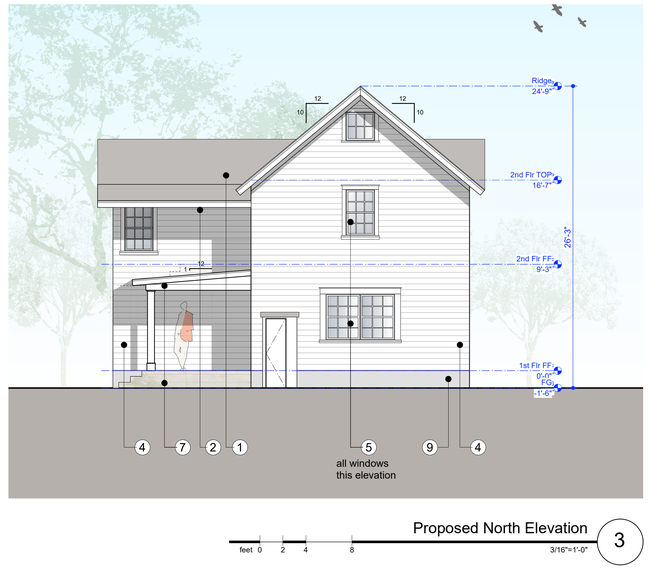
EXTERIOR FINISH SCHEDULE

1. **Roofing**
   new asphalt shingle roofing
2. **Gutters & Downspouts**
   prefinished sheet metal gutter / downspouts
   white
3. **Chimney**
   restored brick chimney
4. **Walls - Existing Rehabilitated Wood Siding, Painted**
   redwood lap siding, repaired and/or replaced in kind
   to match existing, painted
5. **Existing Windows and Doors**
   rehabilitated / restored wood windows & doors
6. **New Windows and Doors**
   Kolbe Heritage Series wood windows & doors
7. **New Entry Porch & Porch Roof**
   new exterior front porch (existing not original)
   concrete porch foundation & slab
   porch wood columns, rafters, fascia, painted
8. **New Slide Wire Shade Canopy**
   cables and slide wire canopy for shade
   wood columns and beam, painted
9. **New Foundation**
   new concrete perimeter stemwall foundation



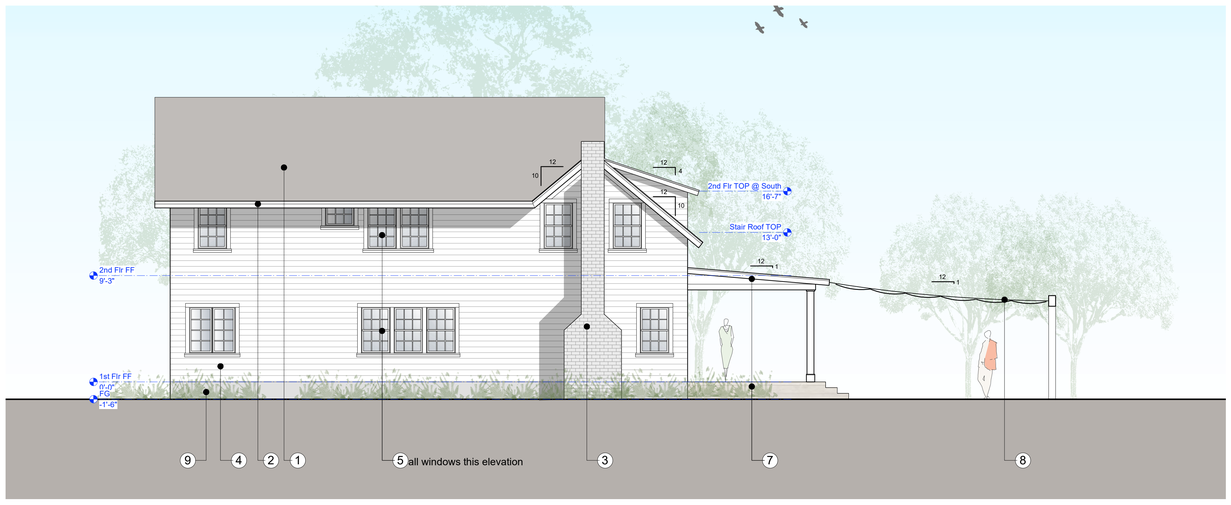
Proposed East Elevation 4

feet 0 2 4 8 3/16"=1'-0"



Proposed North Elevation 3

feet 0 2 4 8 3/16"=1'-0"



Proposed West Elevation 2

feet 0 2 4 8 3/16"=1'-0"

Proposed South Elevation 1

feet 0 2 4 8 3/16"=1'-0"

blackbird architects

235 Palm Ave.
Santa Barbara CA
93101 USA

t 805.957.1315
f 805.957.1317

www.bbird.com

Center for Urban Agriculture at Fairview Gardens

598 N. Fairview Ave.
Goleta, CA 93117

069-090-052

Revisions

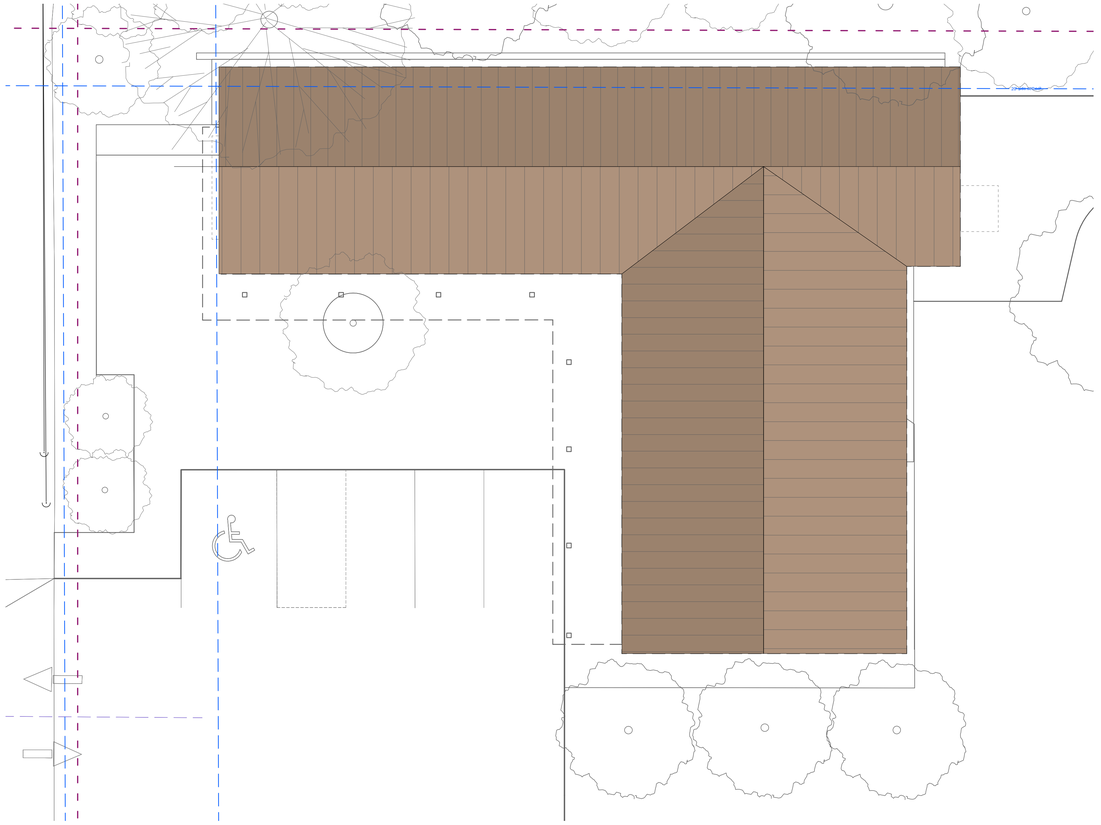
© 2023 Blackbird Architects, Inc.
The design ideas and plans represented by these documents are the property of Blackbird Architects, Inc. Use or copy is permitted by contract only. The use or revisions of these ideas or plans is prohibited without the written permission of Blackbird Architects, Inc..

NOT FOR CONSTRUCTION

Farmhouse Elevations Proposed

A2.6

CUP Submittal 12.16.2024



Proposed Retail Stand Roof Plan 2

feet 0 4' 8' 16' 1/8" = 1'-0"

Proposed Retail Stand Floor Plan 1

feet 0 4' 8' 16' 1/8" = 1'-0"

LEGEND: ROOF PLAN / DECK

- feature below
- standing seam cor-ten metal roof, with roofing system below (Class A)
- single ply roofing membrane, color to match door/window frames (Class A)
- corrugated weathered steel roof
- metal gutter, painted to match fascia
- DS — downspout, painted to match fascia or wall
- skylight
- roof drain & roof drain overflow
- solar panels (39-1/2" x 81-1/2" @350W ea)

GENERAL NOTES: ROOF PLAN

A. Refer to Scope of Work for construction assemblies.

B. Refer to Elevation sheets for exterior finishes.

C. Refer to Scope of Work for Mechanical, Plumbing, and Electrical applicable notes, equipment and vents.

D. Dimensioning:
1) all dimensions are to face of stud U.N.O.
2) all T.O. Roof elevations are to top of corrugated metal panel, U.N.O.
3) refer to Sections for Top Plate and Beam heights.

E. Roof pitch for roof covering per 2022 CBC Chapter 15.

F. Provide minimum slope of 1/4" per 1'-0" for all roof crickets.

G. F.F. (finish floor) refers to top-of-finish-floor or top-of-finish-deck U.N.O.

H. Valley flashings are to conform to CRC R337.5.3.

I. Roof gutters are to conform to CRC R337.5.4.

J. Installation of metal roof panels shall comply with CRC R905.10.

K. Installation of single ply roofing shall comply with CRC R905.

L. Enclosed roof eaves and roof eave soffits are to comply with CRC R337.7.5.

M. Maximum roof panel lengths shall be provided where possible to allow single panels to span entire roof slope.

LEGEND: FLOOR PLAN

- moveable furniture
- feature below
- feature above
- built-in cabinetry, full height, coordinate w/ interior elevations
- built-in cabinetry, low height, coordinate w/ interior elevations
- column (see Structual)
- rain chain, see details 4,8,12/A6.5
- downspout
- wood flooring
- site concrete
- site DG or gravel

WALL TYPE LEGEND: RETAIL STAND

- 6.5" EPS panel wall
- 2x6 wood stud wall

GENERAL NOTES: FLOOR PLAN

A. Refer to Scope of Work for interior finishes.

B. Refer to Elevation sheets for exterior finishes.

C. Refer to Scope of Work for construction assemblies.

D. Refer to Scope of Work for Plumbing, Mechanical, and Electrical applicable notes and equipment.

E. Refer to Scope of Work for Structural notes.

F. Refer to Scope of Work for hardscape, landscape materials, and features.

G. Install moisture resistant G.W.B. on all walls in bathrooms, and rooms subject to wet conditions.

H. Dimensioning:
1) all dimensions are to face of stud, concrete wall or CMU U.N.O.
2) doors at corners or near intersections of perpendicular walls are located 4" from face of stud to face of jamb U.N.O.

I. Electrical recepticals, switches/controls, and outlets:
1) Refer to Scope of Work
2) Switches shall be placed centered at 36" AFF and 4" from door jamb or corner, U.N.O.
3) Convenience recepticals shall be placed centered at 12" AFF or 6" above countertop, U.N.O.

J. F.F. (finish floor) refers to top-of-finish-floor or top-of-finish-deck U.N.O.

K. See Scope of Work for Window and Door Types and Schedules.

blackbird architects

235 Palm Ave.
Santa Barbara CA
93101 USA

t 805.957.1315
f 805.957.1317

www.bbird.com

Center for Urban Agriculture at Fairview Gardens

598 N. Fairview Ave.
Goleta, CA 93117

APN # 069-090-052

Revisions

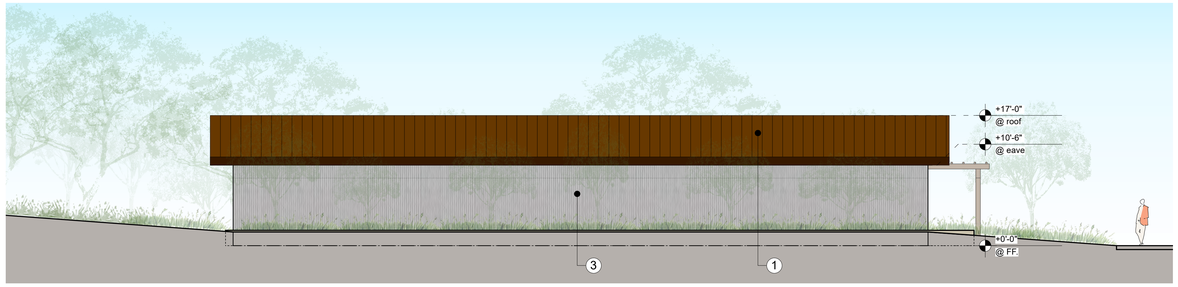
© 2024 Blackbird Architects, Inc.
The design ideas and plans represented by these documents are the property of Blackbird Architects, Inc.. Use or copy is permitted by contract only. The use or revisions of these ideas or plans is prohibited without the written permission of Blackbird Architects, Inc..

NOT FOR CONSTRUCTION

Retail Stand Plan

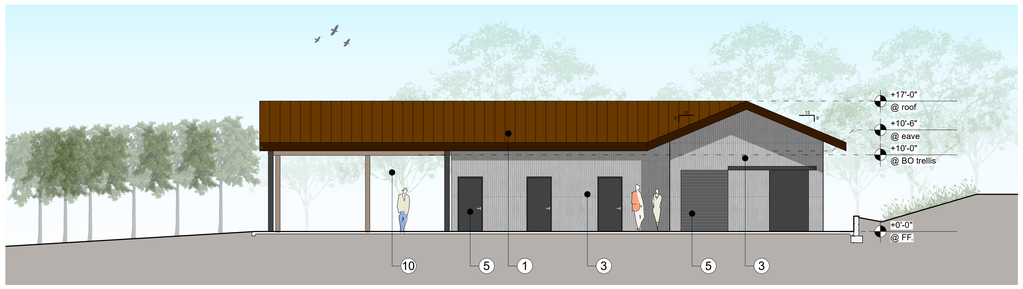
A2.7

CUP Submittal 12.16.24



Proposed North Elevation 4

feet 0 4 8 16 1/8" = 1'-0"

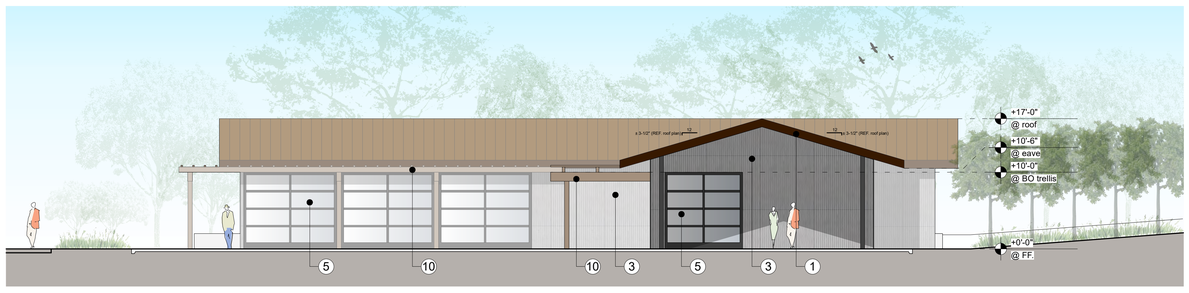


Proposed East Elevation 3

feet 0 4 8 16 1/8" = 1'-0"

Proposed West Elevation 2

feet 0 4 8 16 1/8" = 1'-0"



Proposed South Elevation 1

feet 0 4 8 16 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

1. **Roofing / Fascia**
   standing seam metal roof (class A ignition resistant) weathered steel dark brown color, metal fascia to match roof color
2. **Plaster Wall**
   smooth plaster, integral color
3. **Galvanized Corrugated Metal Siding**
4. **Wood Siding**
   reclaimed barn wood
5. **Windows and Doors**
   clear anodized aluminum frame, ultra-clear insulated glazed
6. **Gutters & Downspouts**
   prefinished sheet metal gutter / downspouts (match roofing color)
7. **Steel Trellis**
   painted, dark brown color
8. **Future Solar Panels**
   roof-mounted
9. **Future Bifacial Solar Panels**
   trellis-mounted, low slope, weather bearing
10. **Wood Trellis**
    stained alaskan yellow cedar, dark brown color to match steel trellis

blackbird architects

235 Palm Ave.
Santa Barbara CA
93101 USA

t 805.957.1315
f 805.957.1317

www.bbird.com

Center for Urban Agriculture at Fairview Gardens

598 N. Fairview Ave.
Goleta, CA 93117

069-090-052

Revisions

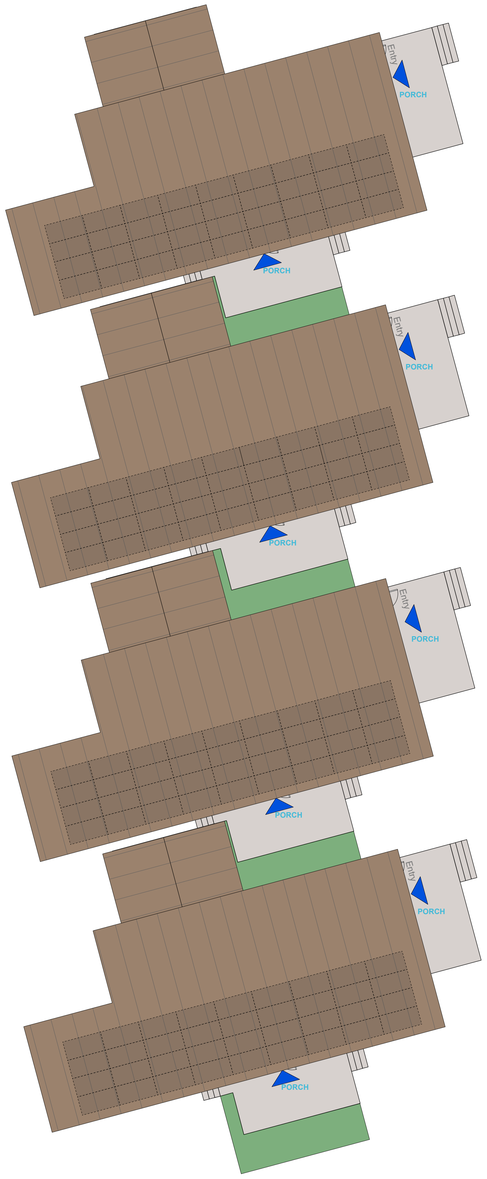
© 2023 Blackbird Architects, Inc.
The design ideas and plans represented by these documents are the property of Blackbird Architects, Inc.. Use or copy is permitted by contract only. The use or revisions of these ideas or plans is prohibited without the written permission of Blackbird Architects, Inc..

NOT FOR CONSTRUCTION

Retail Stand Elevations

A2.8

CUP Submittal 12.16.2024



EIGHT UNIT (4 Duplex) CONFIGURATION
• (8) 2 Bd, 2 Ba Units

8 Total Units, 16 Bedrooms, 16 Bathrooms, 8 Kitchens

Staff Housing Proposed Roof Plans — 3
feet 0 4' 8' 16' 1/8" = 1'-0"

Staff Housing Proposed Plans — 2
feet 0 4' 8' 16' 1/8" = 1'-0"

GENERAL NOTES: ROOF PLAN

A. Refer to Scope of Work for construction assemblies.

B. Refer to Elevation sheets for exterior finishes.

C. Refer to Scope of Work for Mechanical, Plumbing, and Electrical applicable notes, equipment and vents.

D. Dimensioning:
1) all dimensions are to face of stud U.N.O.
2) all T.O. Roof elevations are to top of corrugated metal panel, U.N.O.
3) refer to Sections for Top Plate and Beam heights.

E. Roof pitch for roof covering per 2022 CBC Chapter 15.

F. Provide minimum slope of 1/4" per 1'-0" for all roof crickets.

G. F.F. (finish floor) refers to top-of-finish-floor or top-of-finish-deck U.N.O.

H. Valley flashings are to conform to CRC R337.5.3.

I. Roof gutters are to conform to CRC R337.5.4.

J. Installation of metal roof panels shall comply with CRC R905.10.

K. Installation of single ply roofing shall comply with CRC R905.

L. Enclosed roof eaves and roof eave soffits are to comply with CRC R337.7.5.

M. Maximum roof panel lengths shall be provided where possible to allow single panels to span entire roof slope.

LEGEND: ROOF PLAN / DECK

- In Scope for RFSI Bid
- Out of Scope for RFSI Bid
- feature below
- standing seam cor-ten metal roof, with roofing system below (Class A)
- single ply roofing membrane, color to match door/window frames (Class A)
- corrugated weathered steel roof
- metal gutter, painted to match fascia
- DS — downspout, painted to match fascia or wall
- skylight
- roof drain & roof drain overflow
- solar panels (39-1/2" x 81-1/2" @350W ea)

GENERAL NOTES: FLOOR PLAN

A. Refer to Scope of Work for interior finishes.

B. Refer to Elevation A3.1 for exterior finishes.

C. Refer to Scope of Work for construction assemblies.

D. Refer to Scope of Work for Plumbing, Mechanical, and Electrical applicable notes and equipment.

E. Refer to Scope of Work for Structural notes.

F. Refer to Scope of Work for hardscape, landscape materials, and features.

G. Install moisture resistant G.W.B. on all walls in bathrooms, and rooms subject to wet conditions.

H. Dimensioning:
1) all dimensions are to face of stud, concrete wall or CMU U.N.O.
2) doors at corners or near intersections of perpendicular walls are located 4" from face of stud to face of jamb U.N.O.

I. Electrical recepticals, switches/controls, and outlets:
1) Refer to Scope of Work
2) Switches shall be placed centered at 36" AFF and 4" from door jamb or corner, U.N.O.
3) Convenience recepticals shall be placed centered at 12" AFF or 6" above countertop, U.N.O.

J. F.F. (finish floor) refers to top-of-finish-floor or top-of-finish-deck U.N.O.

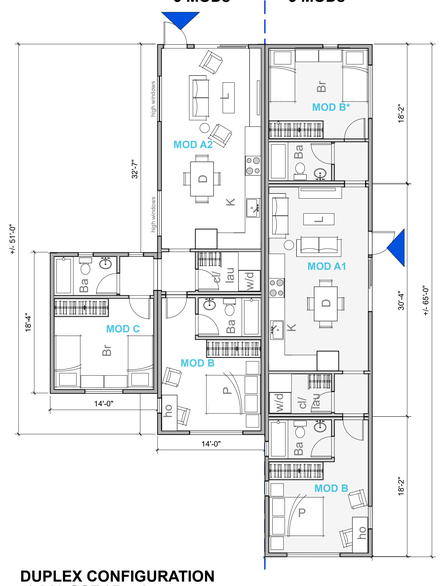
K. See Scope of Work for Window and Door Types and Schedules.

LEGEND: FLOOR PLAN

- moveable furniture
- feature below
- feature above
- built-in cabinetry, full height, coordinate w/ interior elevations
- built-in cabinetry, low height, coordinate w/ interior elevations

A Type Unit
• 890 GSF
• 3 MODs

B Type Unit
• 855 GSF
• 3 MODs



DUPLEX CONFIGURATION
•1,810 GSF / Duplex
•7,240 GSF Total
• 3 MOD Types Total for All 8 Units

Staff Housing Proposed Plans — 1
feet 0 4' 8' 16' 1/8" = 1'-0"

blackbird architects

235 Palm Ave.
Santa Barbara CA
93101 USA

t 805.957.1315
f 805.957.1317

www.bbird.com

Center for Urban Agriculture at Fairview Gardens

598 N. Fairview Ave.
Goleta, CA 93117

APN # 069-090-052

Revisions

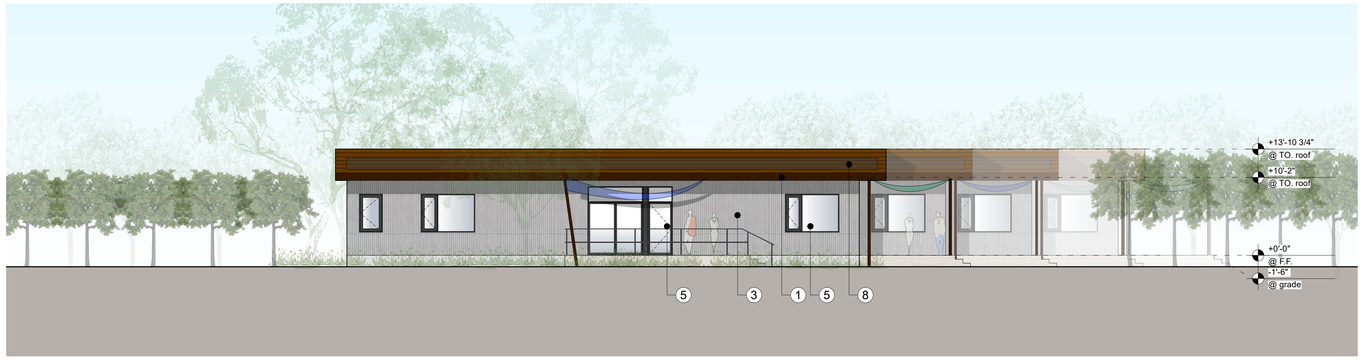
© 2024 Blackbird Architects, Inc.
The design ideas and plans represented by these documents are the property of Blackbird Architects, Inc.. Use or copy is permitted by contract only. The use or revisions of these ideas or plans is prohibited without the written permission of Blackbird Architects, Inc..

NOT FOR CONSTRUCTION

Staff Housing Plans

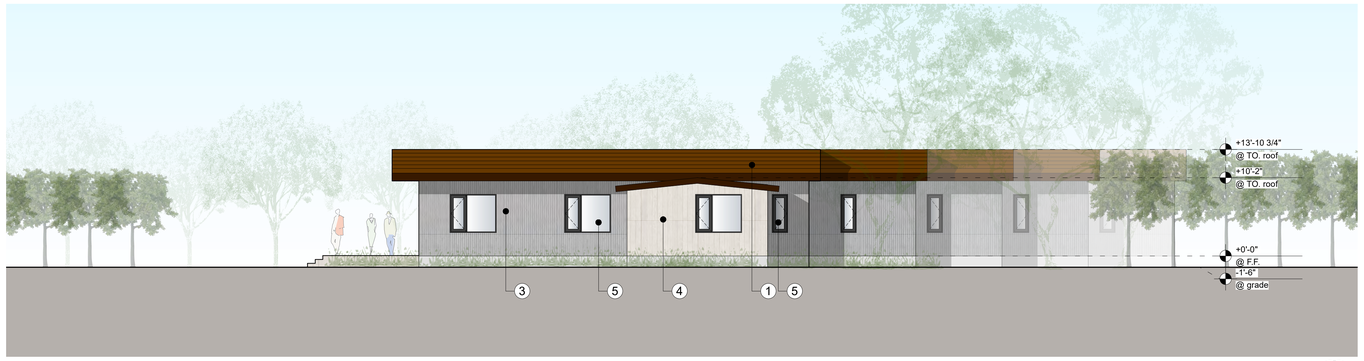
A2.9

CUP Submittal 12.16.2024



Proposed South Elevation 4

feet 0 4 8 16 1/8" = 1'-0"



Proposed North Elevation 3

feet 0 4 8 16 1/8" = 1'-0"

Proposed West Elevation 2

feet 0 4 8 16 1/8" = 1'-0"

Proposed East Elevation 1

feet 0 4 8 16 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

1. **Roofing / Fascia**
   standing seam metal roof (class A ignition resistant) weathered steel dark brown color, metal fascia to match roof color
2. **Plaster Wall**
   smooth plaster, integral color
3. **Galvanized Corrugated Metal Siding**
4. **Wood Siding**
   reclaimed barn wood
5. **Windows and Doors**
   clear anodized aluminum frame, ultra-clear insulated glazed
6. **Gutters & Downspouts**
   prefinished sheet metal gutter / downspouts (match roofing color)
7. **Steel Trellis**
   painted, dark brown color
8. **Future Solar Panels**
   roof-mounted
9. **Future Bifacial Solar Panels**
   trellis-mounted, low slope, weather bearing
10. **Wood Trellis**
    stained alaskan yellow cedar, dark brown color to match steel trellis

blackbird architects

235 Palm Ave.
Santa Barbara CA
93101 USA

t 805.957.1315
f 805.957.1317

www.bbird.com

Center for Urban Agriculture at Fairview Gardens

598 N. Fairview Ave.
Goleta, CA 93117

069-090-052

Revisions

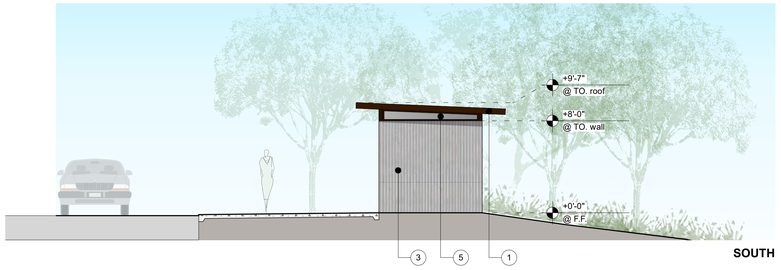
© 2023 Blackbird Architects, Inc.
The design ideas and plans represented by these documents are the property of Blackbird Architects, Inc.. Use or copy is permitted by contract only. The use or revisions of these ideas or plans is prohibited without the written permission of Blackbird Architects, Inc..

NOT FOR CONSTRUCTION

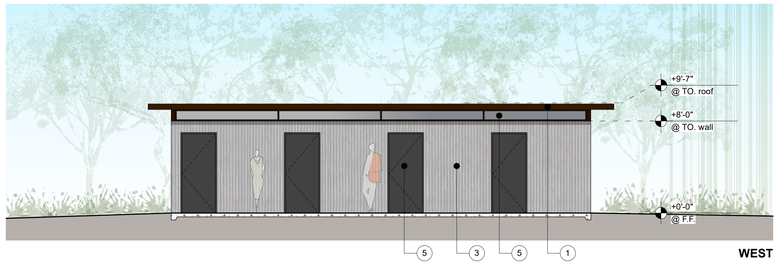
Staff Housing Elevations

A2.10

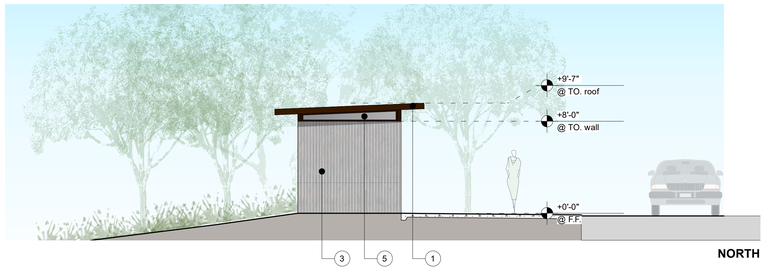
CUP Submittal 12.16.2024



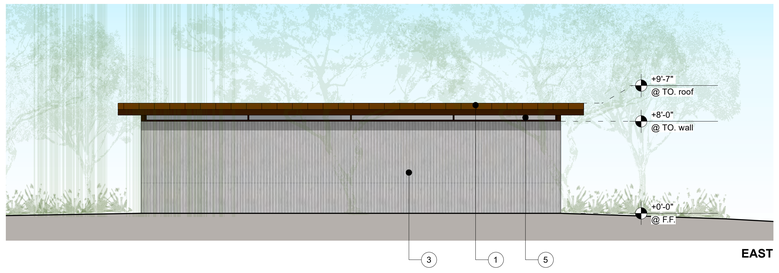
SOUTH



WEST



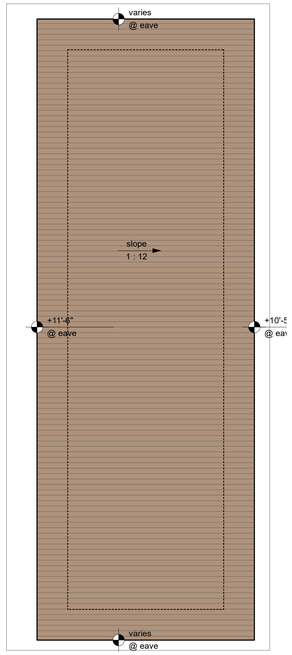
NORTH



EAST

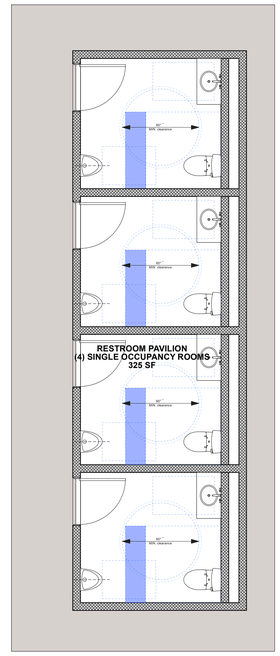
Restroom Pavilion Elevations 3

3/16" = 1'-0"



Proposed Retail Stand Roof Plan 2

feet 0 2' 4' 8' 1/4" = 1'-0"



Proposed Restroom Pavilion Floor Plan 1

feet 0 2' 4' 8' 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

1. **Roofing / Fascia**
   standing seam metal roof (class A ignition resistant) weathered steel dark brown color, metal fascia to match roof color
2. **Plaster Wall**
   smooth plaster, integral color
3. **Galvanized Corrugated Metal Siding**
4. **Wood Siding**
   reclaimed barn wood
5. **Windows and Doors**
   clear anodized aluminum frame, ultra-clear insulated glazed
6. **Gutters & Downspouts**
   prefinished sheet metal gutter / downspouts (match roofing color)
7. **Steel Trellis**
   painted, dark brown color
8. **Future Solar Panels**
   roof-mounted
9. **Future Bifacial Solar Panels**
   trellis-mounted, low slope, weather bearing
10. **Wood Trellis**
    stained alaskan yellow cedar, dark brown color to match steel trellis

LEGEND: ROOF PLAN / DECK

- feature below
- standing seam cor-ten metal roof, with roofing system below (Class A)
- single ply roofing membrane, color to match door/window frames (Class A)
- corrugated weathered steel roof
- metal gutter, painted to match fascia
- DS — downspout, painted to match fascia or wall
- skylight
- roof drain & roof drain overflow
- solar panels (39-1/2" x 81-1/2" @350W ea)

GENERAL NOTES: ROOF PLAN

A. Refer to Scope of Work for construction assemblies.

B. Refer to Elevation sheets for exterior finishes.

C. Refer to Scope of Work for Mechanical, Plumbing, and Electrical applicable notes, equipment and vents.

D. Dimensioning:
1) all dimensions are to face of stud U.N.O.
2) all T.O. Roof elevations are to top of corrugated metal panel, U.N.O.
3) refer to Sections for Top Plate and Beam heights.

E. Roof pitch for roof covering per 2022 CBC Chapter 15.

F. Provide minimum slope of 1/4" per 1'-0" for all roof crickets.

G. F.F. (finish floor) refers to top-of-finish-floor or top-of-finish-deck U.N.O.

H. Valley flashings are to conform to CRC R337.5.3.

I. Roof gutters are to conform to CRC R337.5.4.

J. Installation of metal roof panels shall comply with CRC R905.10.

K. Installation of single ply roofing shall comply with CRC R905.

L. Enclosed roof eaves and roof eave soffits are to comply with CRC R337.7.5.

M. Maximum roof panel lengths shall be provided where possible to allow single panels to span entire roof slope.

LEGEND: FLOOR PLAN

- moveable furniture
- feature below
- feature above
- built-in cabinetry, full height, coordinate w/ interior elevations
- built-in cabinetry, low height, coordinate w/ interior elevations
- column (see Structual)
- rain chain, see details 4,8,12/A6.5
- downspout
- wood flooring
- site concrete
- site DG or gravel

WALL TYPE LEGEND: RESTROOM PAVILION

- CMU block wall

GENERAL NOTES: FLOOR PLAN

A. Refer to Scope of Work for interior finishes.

B. Refer to Elevation sheets for exterior finishes.

C. Refer to Scope of Work for construction assemblies.

D. Refer to Scope of Work for Plumbing, Mechanical, and Electrical applicable notes and equipment.

E. Refer to Scope of Work for Structural notes.

F. Refer to Scope of Work for hardscape, landscape materials, and features.

G. Install moisture resistant G.W.B. on all walls in bathrooms, and rooms subject to wet conditions.

H. Dimensioning:
1) all dimensions are to face of stud, concrete wall or CMU U.N.O.
2) doors at corners or near intersections of perpendicular walls are located 4" from face of stud to face of jamb U.N.O.

I. Electrical receipticals, switches/controls, and outlets:
1) Refer to Scope of Work
2) Switches shall be placed centered at 36" AFF and 4" from door jamb or corner, U.N.O.
3) Convenience receipticals shall be placed centered at 12" AFF or 6" above countertop, U.N.O.

J. F.F. (finish floor) refers to top-of-finish-floor or top-of-finish-deck U.N.O.

K. See Scope of Work for Window and Door Types and Schedules.

blackbird architects

235 Palm Ave.
Santa Barbara CA
93101 USA

t 805.957.1315
f 805.957.1317

www.bbird.com

Center for Urban Agriculture at Fairview Gardens

598 N. Fairview Ave.
Goleta, CA 93117

APN # 069-090-052

Revisions

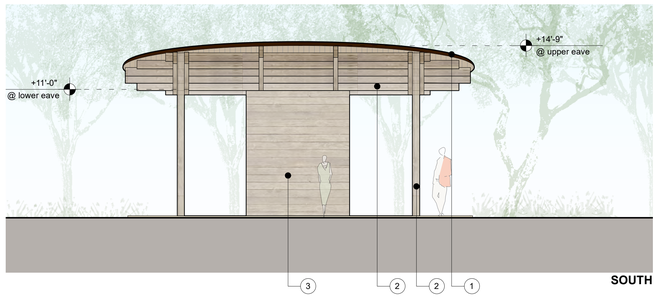
© 2024 Blackbird Architects, Inc.
The design ideas and plans represented by these documents are the property of Blackbird Architects, Inc. Use or copy is permitted by contract only. The use or revisions of these ideas or plans is prohibited without the written permission of Blackbird Architects, Inc..

NOT FOR CONSTRUCTION

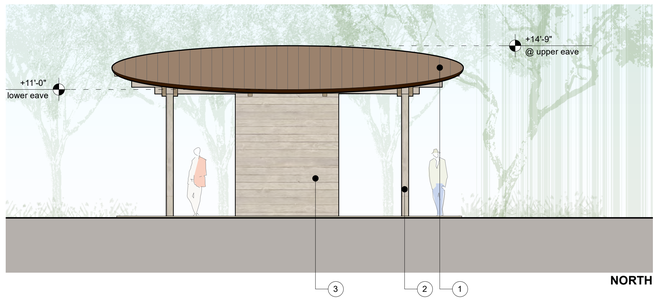
Restroom Pavilion

A2.11

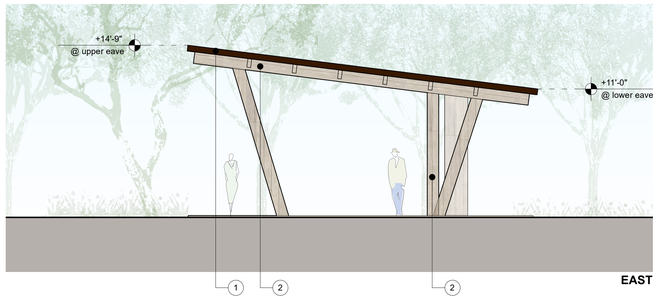
CUP Submittal 12.16.24



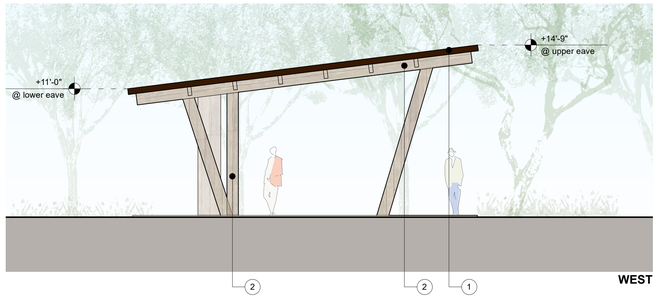
SOUTH



NORTH

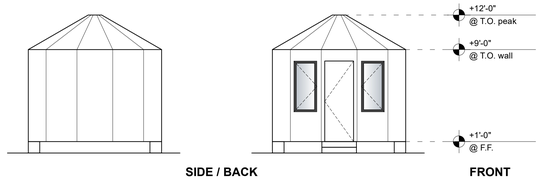


EAST



WEST

Education Pavilion Elevations 4
3/16" = 1'-0"

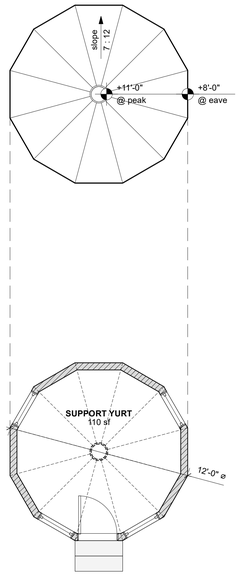


SIDE / BACK FRONT

Support Yurt Elevations 3
3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE

1. **Roofing / Fascia**
   standing seam metal roof (class A ignition resistant) weathered steel dark brown color, metal fascia to match roof color
2. **Heavy Timber Framing**
   heavy timber to match wood siding
3. **Wood Siding**
   reclaimed barn wood



Support Yurt Plan 2
feet 0 2' 4' 8'
1/4" = 1'-0"

LEGEND: ROOF PLAN / DECK

- feature below
- standing seam cor-ten metal roof, with roofing system below (Class A)
- single ply roofing membrane, color to match door/window frames (Class A)
- corrugated weathered steel roof
- metal gutter, painted to match fascia
- DS downspout, painted to match fascia or wall
- skylight
- roof drain & roof drain overflow
- solar panels (39-1/2" x 81-1/2" @350W ea)

GENERAL NOTES: ROOF PLAN

A. Refer to Scope of Work for construction assemblies.

B. Refer to Elevation sheets for exterior finishes.

C. Refer to Scope of Work for Mechanical, Plumbing, and Electrical applicable notes, equipment and vents.

D. Dimensioning:
1) all dimensions are to face of stud U.N.O.
2) all T.O. Roof elevations are to top of corrugated metal panel, U.N.O.
3) refer to Sections for Top Plate and Beam heights.

E. Roof pitch for roof covering per 2022 CBC Chapter 15.

F. Provide minimum slope of 1/4" per 1'-0" for all roof crickets.

G. F.F. (finish floor) refers to top-of-finish-floor or top-of-finish-deck U.N.O.

H. Valley flashings are to conform to CRC R337.5.3.

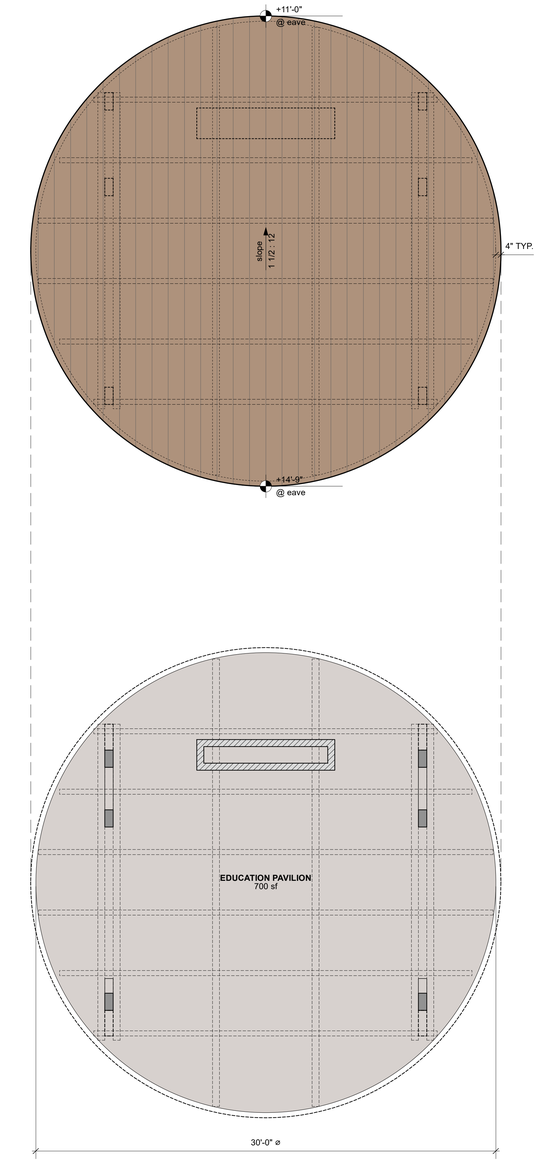
I. Roof gutters are to conform to CRC R337.5.4.

J. Installation of metal roof panels shall comply with CRC R905.10.

K. Installation of single ply roofing shall comply with CRC R905.

L. Enclosed roof eaves and roof eave soffits are to comply with CRC R337.7.5.

M. Maximum roof panel lengths shall be provided where possible to allow single panels to span entire roof slope.



Education Pavilion 1
feet 0 2' 4' 8'
1/4" = 1'-0"

LEGEND: FLOOR PLAN

- moveable furniture
- feature below
- feature above
- built-in cabinetry, full height, coordinate w/ interior elevations
- built-in cabinetry, low height, coordinate w/ interior elevations
- column (see Structual)
- rain chain, see details 4,8,12/A6.5
- downspout
- wood flooring
- site concrete
- site DG or gravel

WALL TYPE LEGEND: RESTROOM PAVILION

- CMU block wall

GENERAL NOTES: FLOOR PLAN

A. Refer to Scope of Work for interior finishes.

B. Refer to Elevation sheets for exterior finishes.

C. Refer to Scope of Work for construction assemblies.

D. Refer to Scope of Work for Plumbing, Mechanical, and Electrical applicable notes and equipment.

E. Refer to Scope of Work for Structural notes.

F. Refer to Scope of Work for hardscape, landscape materials, and features.

G. Install moisture resistant G.W.B. on all walls in bathrooms, and rooms subject to wet conditions.

H. Dimensioning:
1) all dimensions are to face of stud, concrete wall or CMU U.N.O.
2) doors at corners or near intersections of perpendicular walls are located 4" from face of stud to face of jamb U.N.O.

I. Electrical receptacals, switches/controls, and outlets:
1) Refer to Scope of Work
2) Switches shall be placed centered at 36" AFF and 4" from door jamb or corner, U.N.O.
3) Convenience receptacals shall be placed centered at 12" AFF or 6" above countertop, U.N.O.

J. F.F. (finish floor) refers to top-of-finish-floor or top-of-finish-deck U.N.O.

K. See Scope of Work for Window and Door Types and Schedules.

blackbird architects

235 Palm Ave.
Santa Barbara CA
93101 USA

t 805.957.1315
f 805.957.1317

www.bbird.com

Center for Urban Agriculture at Fairview Gardens

598 N. Fairview Ave.
Goleta, CA 93117

APN # 069-090-052

Revisions

© 2024 Blackbird Architects, Inc.
The design ideas and plans represented by these documents are the property of Blackbird Architects, Inc. Use or copy is permitted by contract only. The use or revisions of these ideas or plans is prohibited without the written permission of Blackbird Architects, Inc..

NOT FOR CONSTRUCTION

Education Pavilion and Yurts

A2.12

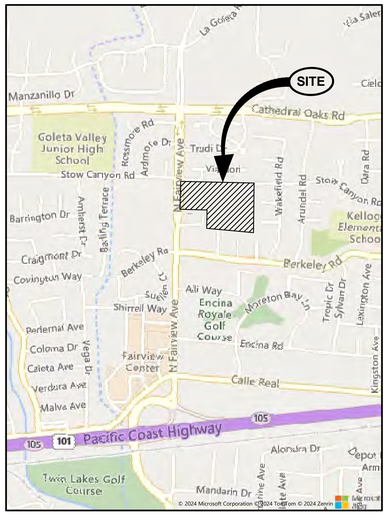
CUP Submittal 12.16.24

PRELIMINARY SITE IMPROVEMENT PLANS

FAIRVIEW GARDENS

598 N. FAIRVIEW AVENUE

CITY OF GOLETA, CALIFORNIA



VICINITY MAP
NOT TO SCALE

SHEET INDEX	
SHEET NO.	GENERAL DESCRIPTION
1	COVER SHEET
2	PRELIMINARY DEMOLITION PLAN
3	PRELIMINARY GRADING PLAN
4	PRELIMINARY UTILITY PLAN
5	PRELIMINARY EROSION CONTROL PLAN
6	EXISTING DRAINAGE EXHIBIT
7	PRELIMINARY STORMWATER CONTROL PLAN

IMPORTANT NOTICE

ALL UTILITY LOCATIONS ARE APPROXIMATE CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT TWO WORKING DAYS PRIOR TO STARTING ANY EXCAVATION OR RESURFACING.

CALL TOLL FREE 1-800-422-4133

COVER SHEET

FAIRVIEW GARDENS
598 N. FAIRVIEW AVE.
CITY OF GOLETA, CALIFORNIA

F&A
CIVIL ENGINEERING • PLANNING
CONSTRUCTION ENGINEERING

F..... ASSOCIATES, I...
115 W. Canon Perdido Street
Santa Barbara, CA 93101
Telephone (805) 966-2224

PRELIMINARY
NOT FOR CONSTRUCTION
BY: _____ DATE: _____

REGISTERED PROFESSIONAL ENGINEER
ROBERT A. SCHMIDT
No. 71335
CIVIL
STATE OF CALIFORNIA

STOW CANYON ROAD

STOW CANYON RD

FAIRVIEW AVENUE

KINGS WAY

GOLETA PUBLIC LIBRARY
(NOT A PART)

EXISTING FARMSTAND AND PARKING AREA TO BE REMOVED

EXISTING YURT TO BE REMOVED

EXISTING AGRICULTURAL FIELD(S) TO REMAIN

EXISTING YURTS AND STURCTURES TO BE REMOVED

EXISTING FARMHOUSE TO REMAIN

EXISTING GREENHOUSE TO BE REMOVED

EXISTING 60" RCP STORM DRAIN OUTLET

EXISTING DRAINAGE DITCH TO BE IMPROVED

EXISTING 60" RCP STORM DRAIN INLET

IMPORTANT NOTICE

ALL UTILITY LOCATIONS ARE APPROXIMATE CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT TWO WORKING DAYS PRIOR TO STARTING ANY EXCAVATION OR RESURFACING.

CALL TOLL FREE 1-800-422-4133

SCALE: 1"=30'
GRAPHIC SCALE
0 30 60 90

PRELIMINARY DEMOLITION PLAN

FAIRVIEW GARDENS
598 N. FAIRVIEW AVE.
CITY OF GOLETA, CALIFORNIA

FLOWERS & ASSOCIATES, INC.
115 W. Canon Perdido Street
Santa Barbara, CA 93101
Telephone (805) 966-2224
CIVIL ENGINEERING • PLANNING
CONSTRUCTION ENGINEERING

PRELIMINARY
NOT FOR CONSTRUCTION
BY: _____ DATE: _____

REGISTERED PROFESSIONAL ENGINEER
ROBERT A. SCHMIDT
No. 71335
CIVIL
STATE OF CALIFORNIA

PLOTTED: Tuesday, May 20, 2025 3:39:43 PM
23146_CONCEPTUAL GRADING.DWG
W.O. 23146

STOW CANYON ROAD

STOW CANYON RD

FAIRVIEW AVENUE

KINGS WAY

3' MAX. HEIGHT RETAINING WALL

PROPOSED UNDERGROUND BASIN

PROPOSED FIRE HYDRANT

APPROXIMATE LIMITS OF GRADING, TYPICAL

EXISTING 60" RCP STORM DRAIN OUTLET

EXISTING DRAINAGE DITCH TO BE IMPROVED

EXISTING 60" RCP STORM DRAIN INLET

GOLETA PUBLIC LIBRARY (NOT A PART)

S88° 42' 15"E 1025.56'

N01° 55' 26"E 422.22'

63.30 FF

74.00 FF

59.50 FF

59.50 FF

59.50 FF

59.50 FF

66.50 FF

73.70 FF

(75.72 FF)

SCALE: 1"=30'
GRAPHIC SCALE
0 30 60 90

PRELIMINARY GRADING PLAN

FAIRVIEW GARDENS
598 N. FAIRVIEW AVE.
CITY OF GOLETA, CALIFORNIA

ESTIMATED EARTHWORK QUANTITIES:

RETAIL AREA:	400 CY CUT / 600 CY FILL
FARM/BARN AREA:	1,900 CY CUT / 1,500 CY FILL
HOUSING AREA:	400 CY CUT / 600 CY FILL
TOTAL:	2,700 CY / FILL: 2,700 CY

NOTE: SHRINKAGE, CONSOLIDATION AND SUBSIDENCE FACTORS AND LOSSES DUE TO CLEARING AND DEMOLITION OPERATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED ON THE APPROXIMATE DIFFERENCE BETWEEN EXISTING GRADES AND PROPOSED FINISH GRADES OR PAVEMENT SUBGRADES, AS INDICATED ON THE PLANS, AND SHOULD VARY ACCORDING TO THESE FACTORS AND LOSSES.

CONTRACTOR SHALL ACCEPT OR CONFIRM EXISTING TOPOGRAPHIC INFORMATION, SHALL REVIEW THE SITE AND THE GEOTECHNICAL REPORT(S) AND MAKE HIS OWN INTERPRETATIONS AND CONCLUSIONS WITH RESPECT THERETO, AND SHALL PERFORM AN INDEPENDENT EARTHWORK ESTIMATE ON WHICH TO BASE HIS BID. ONCE GRADING IS STARTED, THE TOPOGRAPHIC INFORMATION HAS BEEN ACCEPTED BY CONTRACTOR.

IMPORTANT NOTICE

ALL UTILITY LOCATIONS ARE APPROXIMATE CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT TWO WORKING DAYS PRIOR TO STARTING ANY EXCAVATION OR RESURFACING.

CALL TOLL FREE 1-800-422-4133

FLOWERS & ASSOCIATES, INC.
CIVIL ENGINEERING • PLANNING
CONSTRUCTION ENGINEERING
115 W. Canon Perdido Street
Santa Barbara, CA 93101
Telephone (805) 966-2224

PRELIMINARY
NOT FOR CONSTRUCTION BY: _____ DATE: _____

REGISTERED PROFESSIONAL ENGINEER HERBERT A. SCHNITZER No. 71335 CIVIL STATE OF CALIFORNIA

PLOTTED: Tuesday, May 20, 2025 3:39:46 PM
23146_CONCEPTUAL GRADING.DWG
W.O. 23146

STOW CANYON ROAD

FAIRVIEW AVENUE

STOW CANYON RD

KINGS WAY

GOLETA PUBLIC LIBRARY
(NOT A PART)

PROPOSED CONNECTION TO EXISTING 8" WATER MAIN

PROPOSED FIRE WATER BACKFLOW PREVENTER

PROPOSED 150' 1" DOMESTIC WATER LINE

PROPOSED SEWER LATERAL

PROPOSED 180' 6" FIRE WATER LINE FOR HYDRANT

PROPOSED 450' 1" DOMESTIC WATER LINE

PROPOSED FIRE HYDRANT

PROPOSED JOINT UTILITY TRENCH (SCE, COX, FRONTIER)

PROPOSED 540' SEWER RELOCATION

PROPOSED SCE TRANSFORMER

PROPOSED CONNECTION TO EXISTING 8" SEWER MANHOLE

EXISTING 60" RCP STORM DRAIN OUTLET

PROPOSED CONNECTION TO EXISTING 8" SEWER MAIN

PROPOSED 230' SEWER LATERAL

PROPOSED CONNECTION TO EXISTING 8" WATER MAIN

PROPOSED 230' 1" DOMESTIC WATER LINE

EXISTING 60" RCP STORM DRAIN INLET

57.00
INV

56.0
INV

69.91
INV

71.44
INV

73.2
INV

55.5
INV

57.83TG
56.83INV

64.83TG
63.83INV

63.60
INV

57.00TG
56.00INV

55.85
INV

SCALE: 1"=30'
GRAPHIC SCALE
0 30 60 90

IMPORTANT NOTICE

ALL UTILITY LOCATIONS ARE APPROXIMATE CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT TWO WORKING DAYS PRIOR TO STARTING ANY EXCAVATION OR RESURFACING.

CALL TOLL FREE 1-800-422-4133

PRELIMINARY UTILITY PLAN

FAIRVIEW GARDENS
598 N. FAIRVIEW AVE.
CITY OF GOLETA, CALIFORNIA

FLOWERS & ASSOCIATES, INC.
115 W. Canon Perdido Street
Santa Barbara, CA 93101
Telephone (805) 966-2224
CIVIL ENGINEERING • PLANNING
CONSTRUCTION ENGINEERING

PRELIMINARY
NOT FOR CONSTRUCTION
BY: _____ DATE: _____

REGISTERED PROFESSIONAL ENGINEER
ROBERT A. SCHMIDT
No. 71335
CIVIL
STATE OF CALIFORNIA

PLOTTED: Tuesday, May 20, 2025 3:39:48 PM

23146_CONCEPTUAL GRADING.DWG

W.O. 23146

STOW CANYON ROAD

STOW CANYON RD

FAIRVIEW AVENUE

KINGS WAY

GOLETA PUBLIC LIBRARY
(NOT A PART)

STORM WATER POLLUTION PREVENTION CONSTRUCTION NOTES THIS SHEET:
(NUMBERED ITEM BELOW CORRESPONDS TO NUMBER WITHIN HEXAGON ON DRAWING)

1 CONSTRUCT GRAVEL BAG FILTER OR FILTREXX SILTSOXX PER MANUFACTURER INSTALLATION INSTRUCTIONS. SEE SWPPP BMP SE-6 FOR ADDITIONAL INFORMATION.

2 INSTALL AND MAINTAIN TEMPORARY FIBER ROLL BERM (STRAW WATTLE), OR FILTREXX SILTSOXX PER MANUFACTURER INSTALLATION INSTRUCTIONS. SEE BMP SE-5 FOR ADDITIONAL INFORMATION.

3 CONSTRUCT TEMPORARY SILT TRAP AT DRAIN INLET OR FILTREXX SILTSOXX PER MANUFACTURER INSTALLATION INSTRUCTIONS. SEE BMP SE-10 FOR ADDITIONAL INFORMATION. (TYPICAL, NOT ALL NECESSARY LOCATIONS ARE SHOWN).

4 CONSTRUCT STEEL PLATE CONSTRUCTION ENTRANCE. SEE SWPPP BMP TC-1 FOR ADDITIONAL INFORMATION. ACTUAL LOCATION(S) DETERMINED BY CONTRACTOR.

5 CONSTRUCT POLLUTION CONTAINMENT AREA. SEE SWPPP BMP NS-8, NS-9 AND NS-10 FOR ADDITIONAL INFORMATION. ACTUAL LOCATION(S) DETERMINED BY CONTRACTOR.

6 PROVIDE 5' DIAMETER X 3' DEEP MINIMUM SIZE WATER TANK WITH TOP REMOVED, OR APPROVED EQUAL, TO SERVE AS WASH-DOWN FACILITY FOR PAINT, PLASTER AND CONCRETE. SEE SWPPP BMP WM-8 FOR ADDITIONAL INFORMATION. ACTUAL LOCATION(S) DETERMINED BY CONTRACTOR.

7 SWEEP EXISTING ACCESS ROAD (PAVEMENT EDGE TO PAVEMENT EDGE) TO AT LEAST 100' EACH WAY FROM FROM CONSTRUCTION ENTRANCE AT LEAST ONCE EACH WEEK AND FOLLOWING EACH STORM EVENT. SEE SWPPP BMP SE-7 FOR ADDITIONAL INFORMATION.

8 EQUIPMENT AND MATERIALS STAGING AREA. ACTUAL LOCATION(S) DETERMINED BY CONTRACTOR.

IMPORTANT NOTICE

ALL UTILITY LOCATIONS ARE APPROXIMATE CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT TWO WORKING DAYS PRIOR TO STARTING ANY EXCAVATION OR RESURFACING.

CALL TOLL FREE 1-800-422-4133

N

SCALE: 1"=30'
GRAPHIC SCALE
0 30 60 90

PRELIMINARY EROSION CONTROL

FAIRVIEW GARDENS
598 N. FAIRVIEW AVE.
CITY OF GOLETA, CALIFORNIA

F&A
CIVIL ENGINEERING • PLANNING
CONSTRUCTION ENGINEERING

FLOWERS & ASSOCIATES, INC.
115 W. Canon Perdido Street
Santa Barbara, CA 93101
Telephone (805) 966-2224

PRELIMINARY
NOT FOR CONSTRUCTION
BY: _____ DATE: _____

REGISTERED PROFESSIONAL ENGINEER
HERBERT A. SCHLOTZ
No. 71335
CIVIL
STATE OF CALIFORNIA

PLOTTED: Tuesday, May 20, 2025 3:39:51 PM

23146_CONCEPTUAL GRADING.DWG

W.O. 23146

STOW CANYON ROAD

STOW CANYON RD

FAIRVIEW AVENUE

KINGS WAY

EXISTING 60" RCP STORM DRAIN OUTLET

EXISTING DRAINAGE DITCH

EXISTING 60" RCP STORM DRAIN INLET (SITE TRIBUTARY AREA 2 OUTLET)

SITE TRIBUTARY AREA 1
142,270 SF (4,728 SF IMPERVIOUS)

SITE TRIBUTARY AREA 2
389,894 SF (5,504 SF IMPERVIOUS)

GOLETA PUBLIC LIBRARY
(NOT A PART)

S88° 42' 15"E 1025.56'

N01° 55' 26"E 1022.22'

LEGEND

- PROPERTY LINE
- DIRECTION OF FLOW FOR SURFACE RUNOFF
- SITE TRIBUTARY AREA
- EXISTING IMPERVIOUS AREA
- EXISTING PERVIOUS AREA

PROJECT PARCEL - SITE COVERAGE CALCS

EXISTING:	
PERVIOUS AREA	521,932 SF
IMPERVIOUS AREA	10,232 SF
TOTAL SITE	532,164 SF

IMPORTANT NOTICE

ALL UTILITY LOCATIONS ARE APPROXIMATE CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT TWO WORKING DAYS PRIOR TO STARTING ANY EXCAVATION OR RESURFACING.

CALL TOLL FREE 1-800-422-4133

SCALE: 1"=30'
GRAPHIC SCALE
0 30 60 90

EXISTING DRAINAGE EXHIBIT

FAIRVIEW GARDENS
598 N. FAIRVIEW AVE.
CITY OF GOLETA, CALIFORNIA

F&A
FLOWERS & ASSOCIATES, INC.
CIVIL ENGINEERING • PLANNING
CONSTRUCTION ENGINEERING
115 W. Canon Perdido Street
Santa Barbara, CA 93101
Telephone (805) 966-2224

PRELIMINARY
NOT FOR CONSTRUCTION
BY: _____ DATE: _____

REGISTERED PROFESSIONAL ENGINEER
ROBERT A. SCHMIDT
No. 71335
CIVIL
STATE OF CALIFORNIA

PLOTTED: Tuesday, May 20, 2025 3:39:53 PM
23146_CONCEPTUAL GRADING.DWG

W.O. 23146
51

STOW CANYON ROAD

STOW CANYON RD

FAIRVIEW AVENUE

GOLETA PUBLIC LIBRARY
(NOT A PART)

3' MAX. HEIGHT RETAINING WALL

EXISTING 60" RCP STORM DRAIN OUTLET

AGGREGATE INFILTRATION AREA 'H'
887 SF

A
9,675

ROOF DRAINS AND HARDSCAPE RUNOFF DIRECTED TO UNDERGROUND BASIN 'A/B/D'

UNDERGROUND STORMTRAP BASIN 'A/B/D'
5,668 CF STORAGE
59.00 TOP
53.50 BOTTOM

PROPOSED HYDRODYNAMIC SEPARATOR UNIT

PROPOSED OVERFLOW OUTLET WITH RIP RAP

B
13,484

ROOF DRAINS AND HARDSCAPE RUNOFF DIRECTED TO UNDERGROUND BASIN 'A/B/D'

SITE TRIBUTARY AREA 1
148,479 SF (25,134 SF IMPERVIOUS)

G
7,620

ROOF DRAINS DIRECTED TO BIORETENTION BASIN 'G'

BIORETENTION BASIN 'G'
400 SF
57.16 TOP
56.50 BOTTOM

PROPOSED OVERFLOW OUTLET WITH RIP RAP

H
2,857

I
6,039

AGGREGATE (23,700 SF) AND LANDSCAPE (10,000+ SF) INFILTRATION AREAS 'I'

SITE TRIBUTARY AREA 2
383,685 SF (19,433 SF IMPERVIOUS)

EXISTING DRAINAGE DITCH TO BE IMPROVED

D
305

ROOF DRAINS DIRECTED TO UNDERGROUND BASIN 'A/B/D'

C (EX.)
1,227

BIORETENTION BASIN 'F'
250 SF
58.00 TOP
57.33 BOTTOM

PROPOSED OVERFLOW OUTLET WITH RIP RAP

E
600

HARDSCAPE RUNOFF DIRECTED TO BIORETENTION BASIN 'E'

BIORETENTION BASIN 'E'
55 SF
65.00 TOP
64.33 BOTTOM

PROPOSED OVERFLOW OUTLET WITH RIP RAP

TRENCH DRAIN DIRECTED TO BIORETENTION BASIN 'F'

F
2,760

EXISTING 60" RCP STORM DRAIN INLET (SITE TRIBUTARY AREA 2 OUTLET)

N

SCALE: 1"=30'
GRAPHIC SCALE
0 30 60 90

LEGEND

- PROPERTY LINE
- SITE TRIBUTARY AREA
- DRAINAGE MANAGEMENT SUB-AREA (DMA) BOUNDARY
- PROPOSED BIORETENTION BASIN AREA (SEE TYPICAL DETAIL 1, THIS SHEET)
- EXISTING IMPERVIOUS AREA TO REMAIN
- PROPOSED NEW IMPERVIOUS AREA
- PROPOSED REPLACED IMPERVIOUS AREA
- PROPOSED PERVIOUS AREA
- PROPOSED PERVIOUS GRAVEL AREA
- SD
- A / 1234 — DMA AREA DESIGNATION / TRIBUTARY IMPERVIOUS AREA (SQUARE FEET)

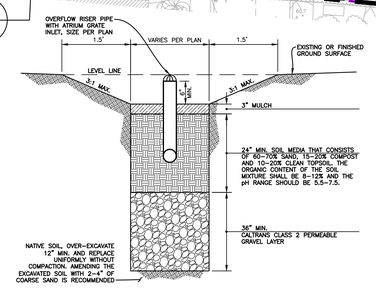
GENERAL STORM WATER MANAGEMENT NOTES

1. THIS PLAN IS TO BE CONSTRUCTED IN CONJUNCTION WITH THE STORM WATER CONTROL PLAN FOR THIS PROJECT INCLUDING REPORT AND ANY SUBSEQUENT EXHIBITS.
2. SEE PRELIMINARY GRADING, DRAINAGE, AND SITE IMPROVEMENT PLAN FOR DETAILED GRADING AND CONSTRUCTION NOTES FOR SITE IMPROVEMENTS.

PROJECT AREA - SITE COVERAGE CALCS

EXISTING:	
PERVIOUS AREA	521,932 SF
IMPERVIOUS AREA	10,232 SF
TOTAL SITE	532,164 SF
PROPOSED:	
PERVIOUS AREA	487,597 SF
-458,814 SF LANDSCAPE/AGRICULTURAL	
-28,783 SF PERMEABLE GRAVEL	
IMPERVIOUS AREA	44,567 SF
TOTAL SITE	532,164 SF
PROPOSED NEW IMPERVIOUS AREA	= 41,145 SF
PROPOSED REPLACED IMPERVIOUS AREA	= 2,194 SF
PROPOSED REMOVED IMPERVIOUS AREA	= 9,005 SF
PROPOSED EXISTING IMPERVIOUS AREA TO REMAIN	= 1,227 SF

NEW + REPLACED IMPERVIOUS AREA (43,339 SF) > 15,000 SF = TIER 4



1 **TYPICAL BIORETENTION DETAIL**
NOT TO SCALE
NOT FOR CONSRUCTION

NOTE:

LID FACILITIES SHALL BE PROTECTED DURING CONSTRUCTION FROM SEDIMENT AND EROSION. HEAVY MACHINERY WILL NOT COMPACT SOILS IN AREAS OF INFILTRATION. IF ANY SEDIMENT DISCHARGES INTO LID FACILITY, CONTRACTOR SHALL RESTORE TO PERFORMANCE DESIGN SPECIFICATIONS AS VERIFIED BY CIVIL ENGINEER. CONTRACTOR SHALL NOTIFY GRADING OR BUILDING INSPECTOR 24-HOURS PRIOR TO INSTALLATION OF GRAVEL AND BIORETENTION SOIL TO VERIFY MATERIAL QUALITY.

PRELIMINARY STORMWATER CONTROL PLAN

FAIRVIEW GARDENS
598 N. FAIRVIEW AVE.
CITY OF GOLETA, CALIFORNIA

F&A CIVIL ENGINEERING • PLANNING CONSTRUCTION ENGINEERING
F..... ASSOCIATES, I...
115 W. Canon Perdido Street
Santa Barbara, CA 93101
Telephone (805) 966-2224

PRELIMINARY
NOT FOR CONSTRUCTION BY: _____ DATE: _____

REGISTERED PROFESSIONAL ENGINEER ROBERT A. SCHMITZ No. 71335 CIVIL STATE OF CALIFORNIA

PLOTTED: Wednesday, May 21, 2025 8:30:44 AM 23146_CONCEPTUAL GRADING.DWG

W.O. 23146