

Attachment 3

Applicant's Presentation

The Center for Urban Agriculture at Fairview Gardens

Planning Commission Hearing

July 13th, 2026

Conditional Use Permit (CUP)



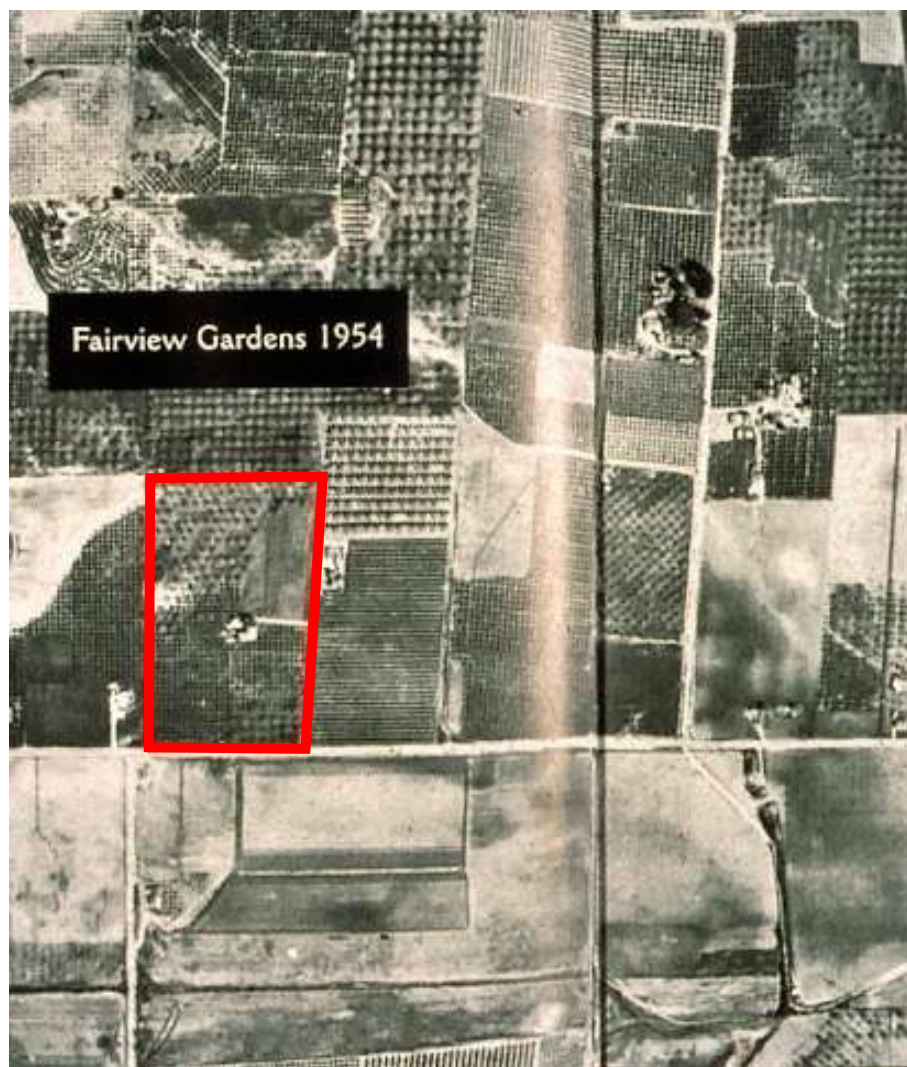
PROJECT TEAM



**FAIRVIEW
GARDENS**
A FARM FOR THE FUTURE

- Michael Ableman, Executive Director CUAFG
- Ellen Stratton, Administrative Director CUAFG
- Ken Radtkey & Adam Sharkey, Blackbird Architects
- Heidi Jones, Meraki Land Use Consulting
- Robert Schmidt, Flowers & Associates
- Scott Schell, Associated Transportation Engineers
- Post Hazeltine, Architectural Historians

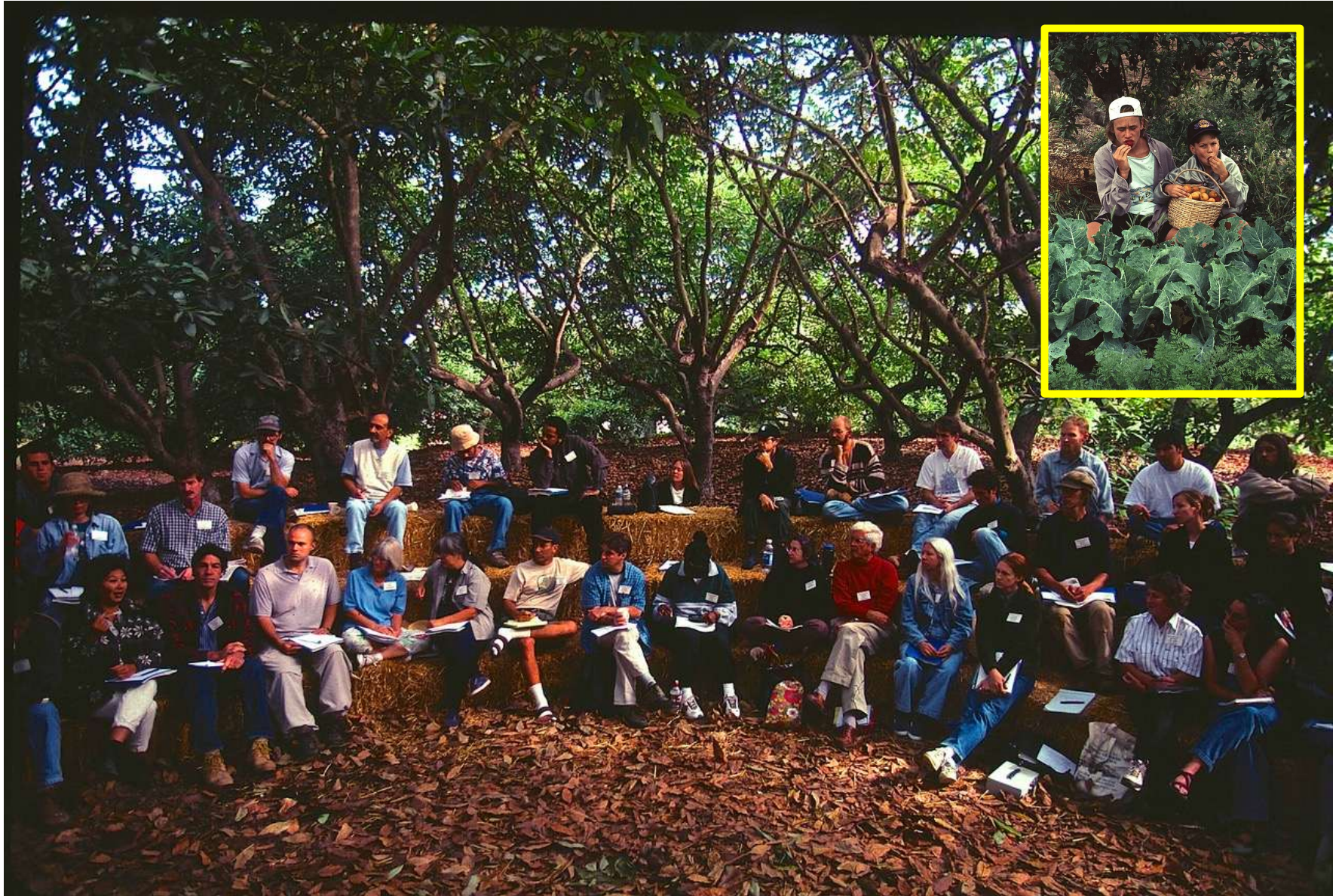




PURPOSE OF CUP

- THIS IS A COMMUNITY FARM
 - A 501c3 Non-Profit Organization
 - Agricultural Preservation & Revitalization
 - Private Deed of Agriculture Conservation Easement Land Trust for Santa Barbara County
 - Historic Preservation
 - Rebuild & Restore aging infrastructure
 - Celebrate Organic Urban Farm Heritage & Ensure Sustainability
 - Ensure Economic Sustainability of the Non-Profit
 - Provide Robust & Meaningful Educational Opportunities
 - Allow Flexible Operational Diversity
 - Provide Affordable Staff & Farmworker Housing
- 
- A watercolor illustration of a community farm scene. In the background, there are rolling hills under a light sky. In the middle ground, a large, light-colored wooden building with a gabled roof and a porch is visible. To the right of the building, there are several trees and a paved path. In the foreground, a group of people are walking along the path. The overall style is soft and artistic, with a focus on the community and agricultural aspects of the farm.



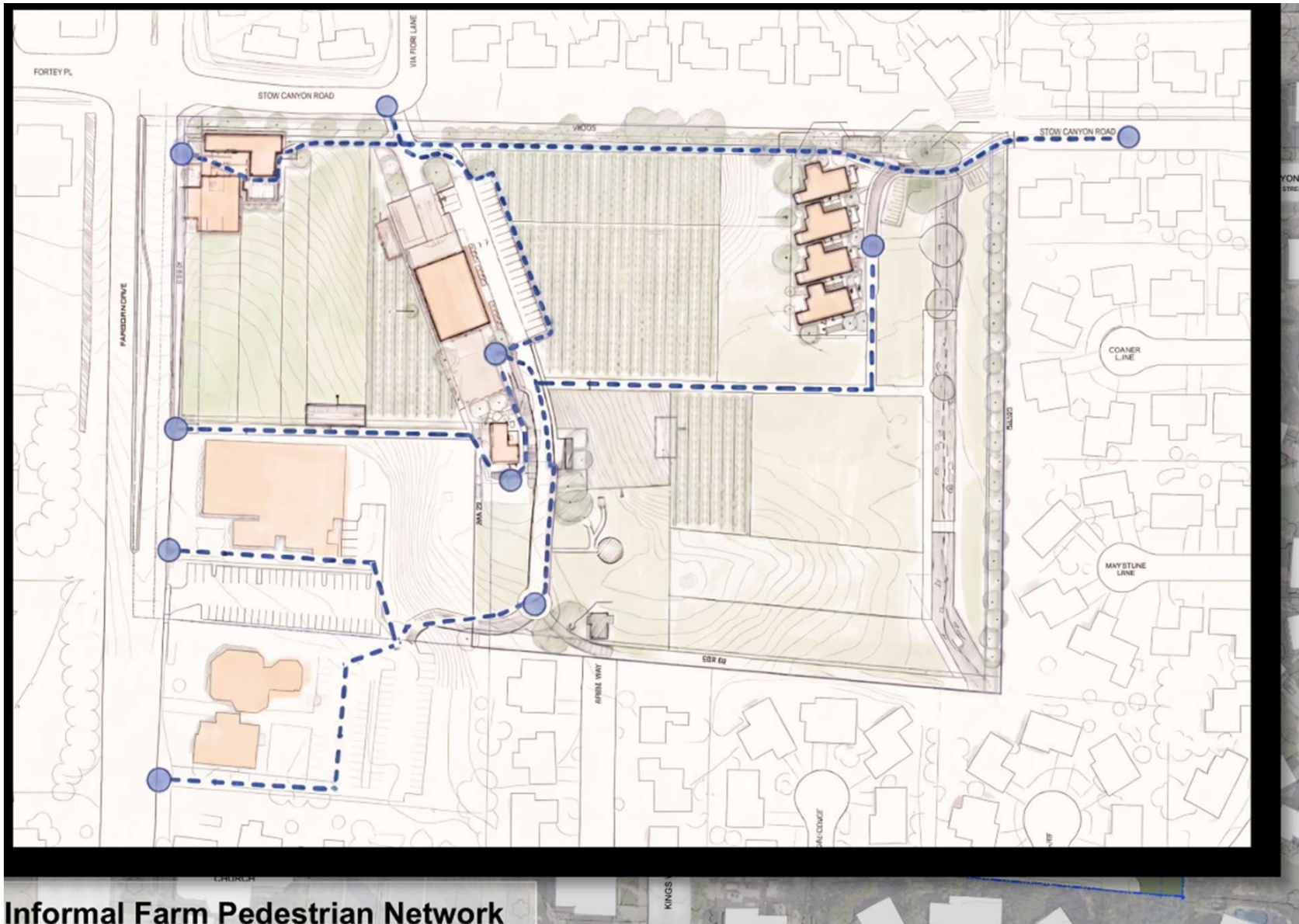






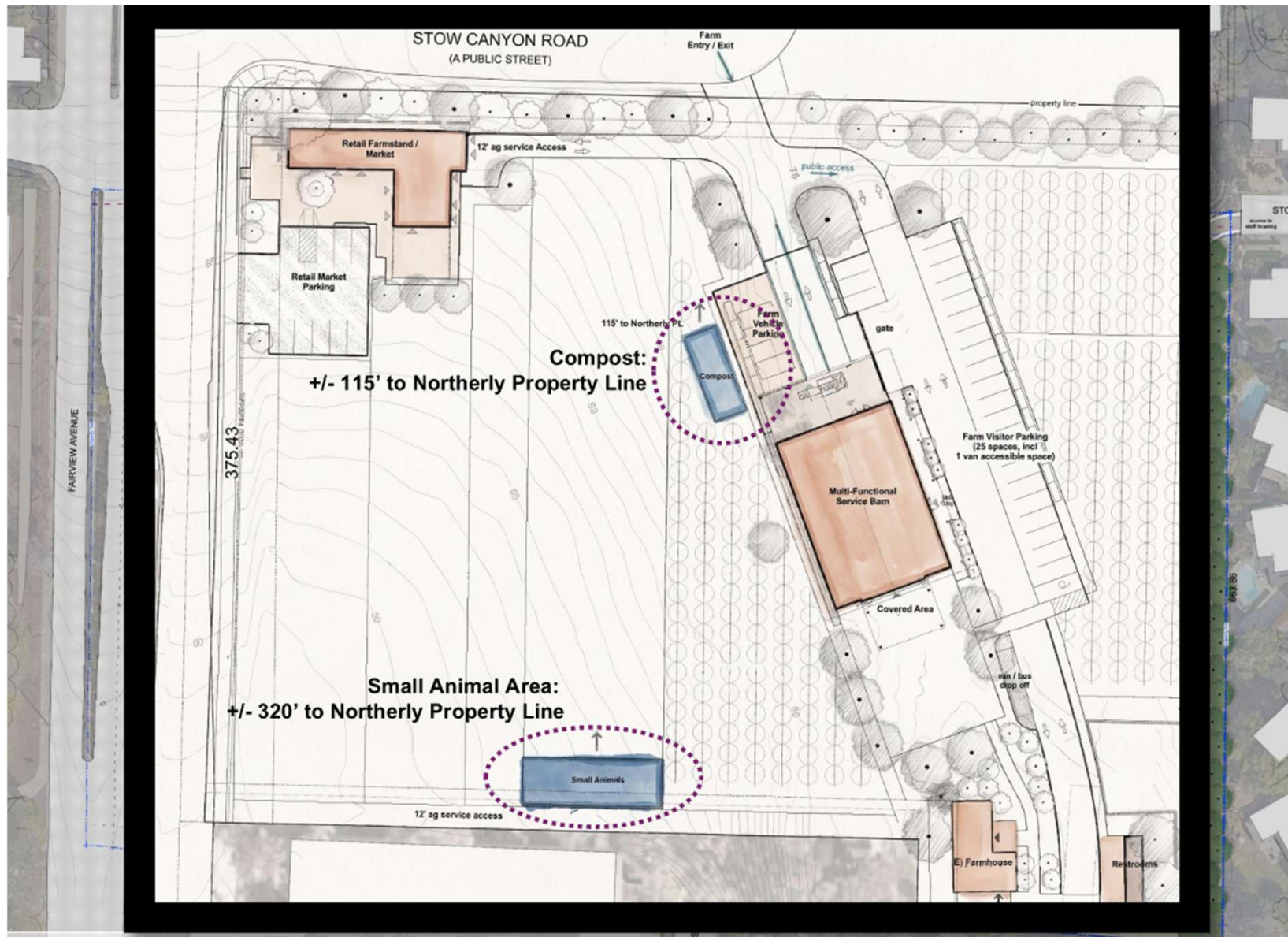


Existing Site Aerial – Diverse uses surround Fairview Ave.

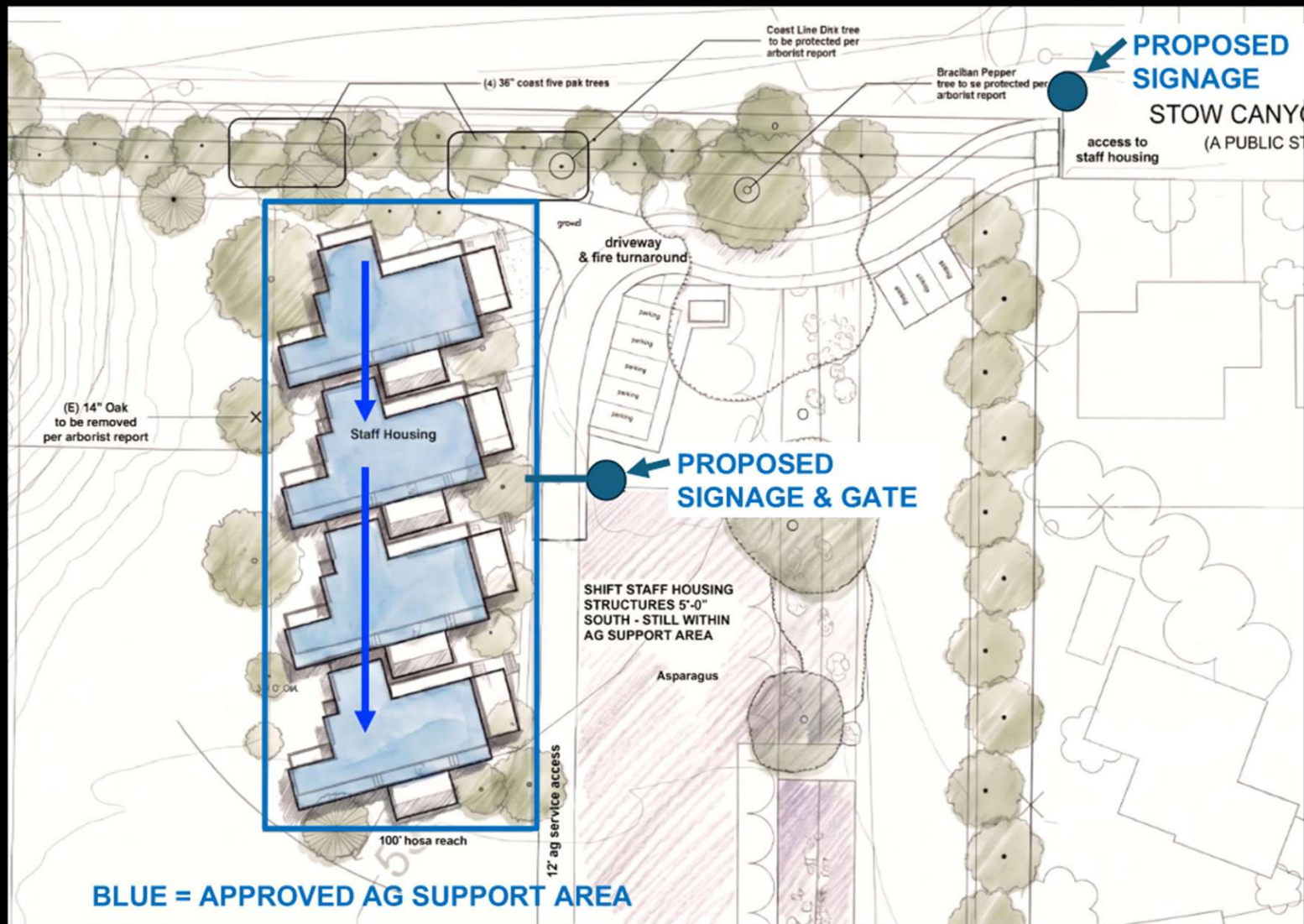




Compost, Small Animal Areas

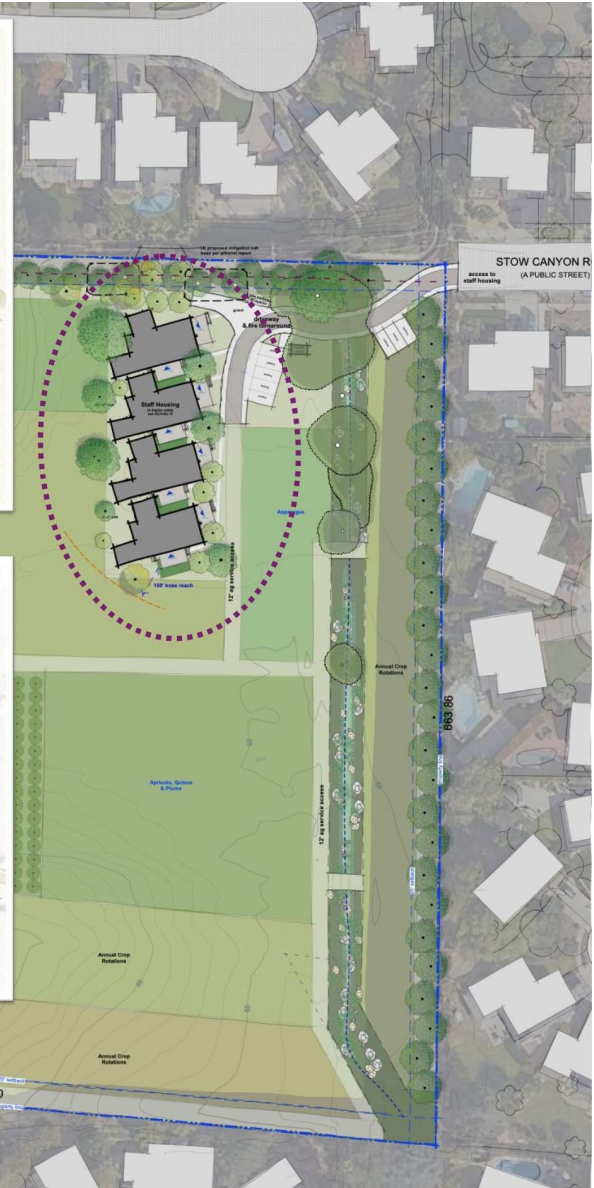




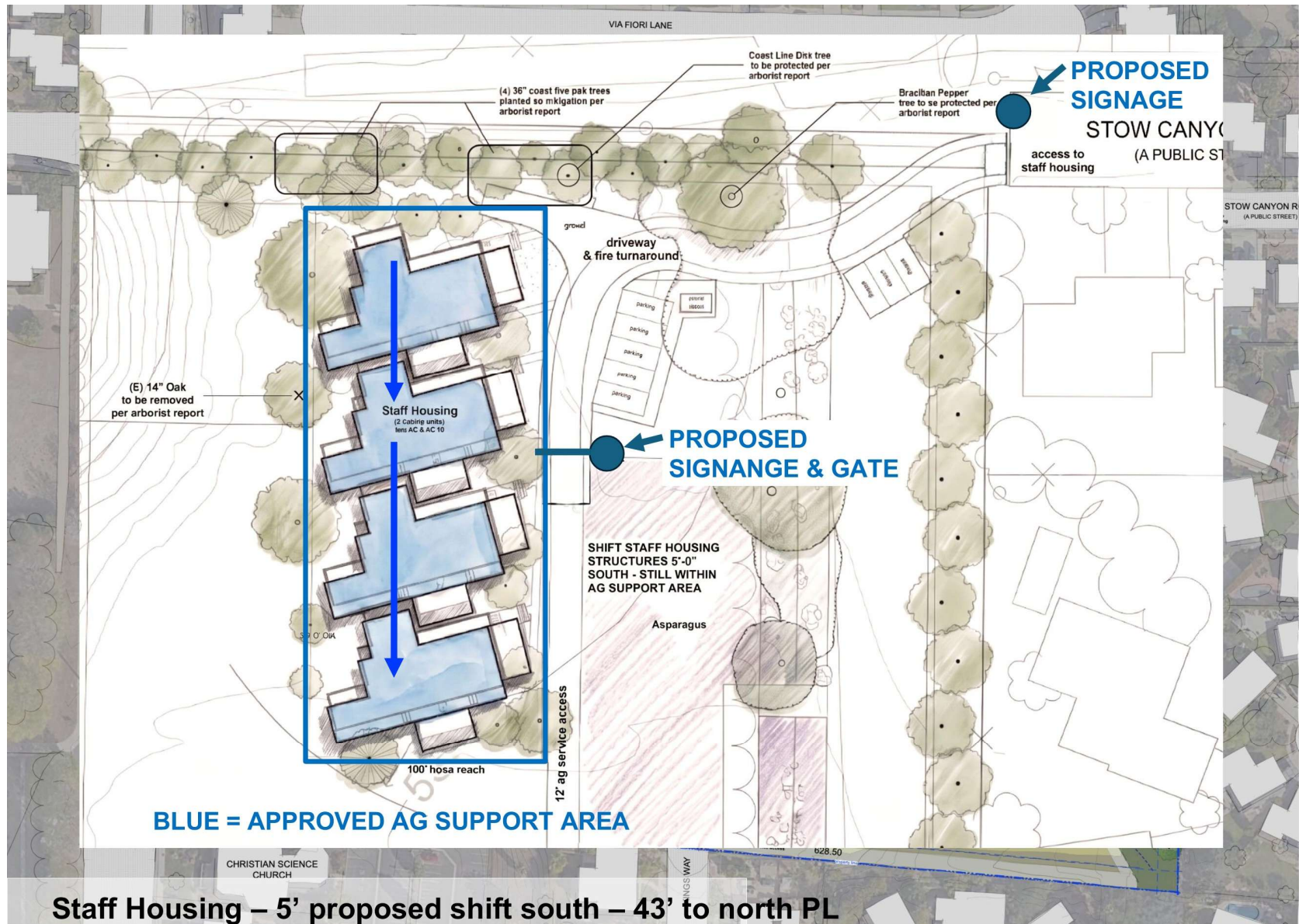


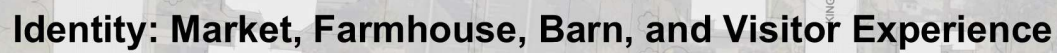


Staff Housing Adjustments



Staff Housing – low profile in proposed location



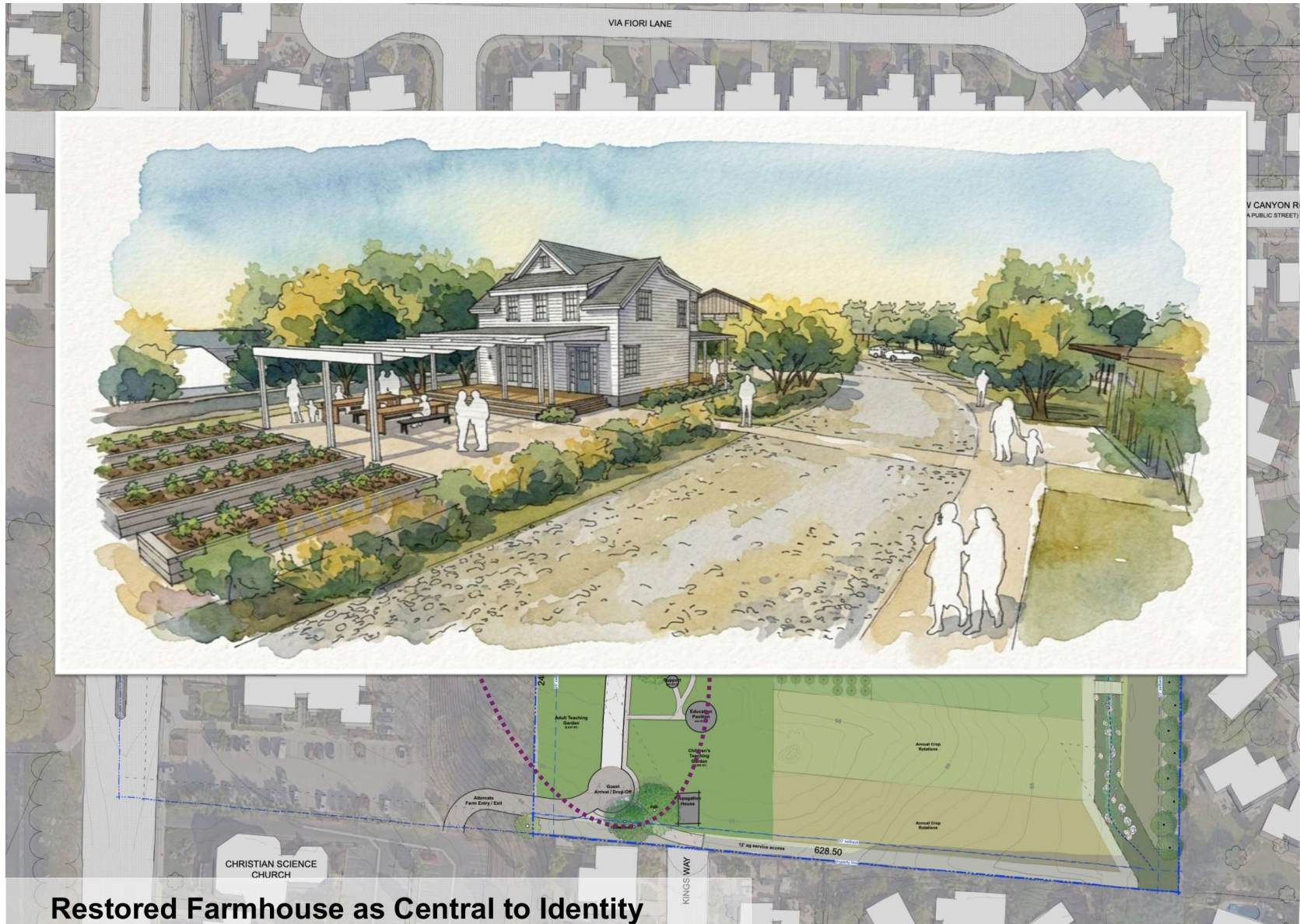




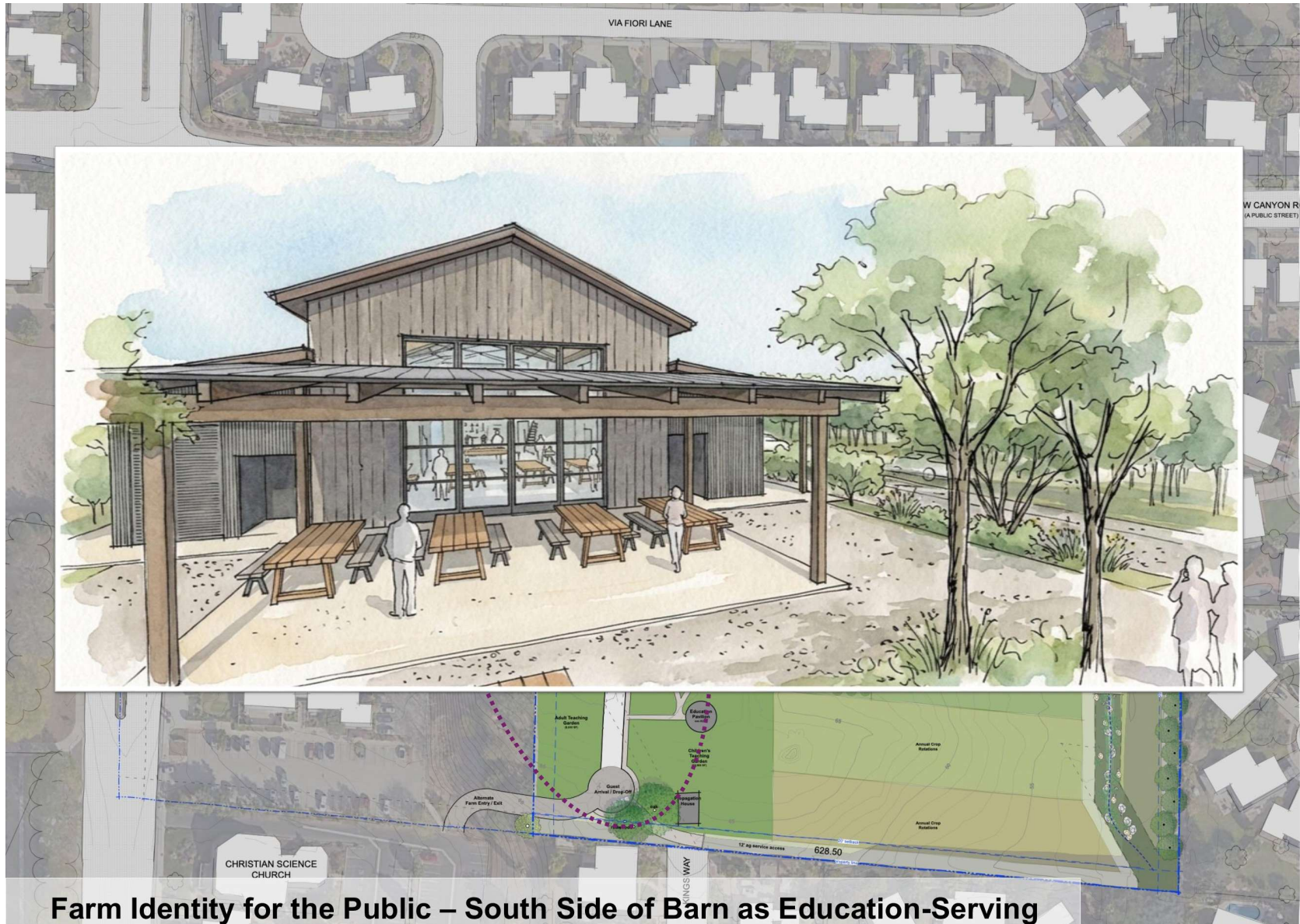
Public Day-to-Day Fairview Identity: Farm Stand / Market



Arrival - Farm Identity for the Public



Restored Farmhouse as Central to Identity



Farm Identity for the Public – South Side of Barn as Education-Serving



Barn Height Adjustment

Barn Height Adjustment



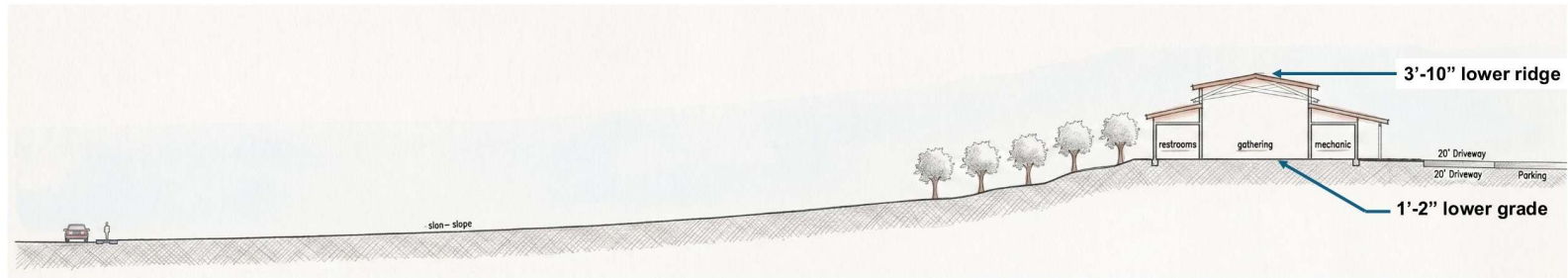
Revised Version – 26'-2" ridge height + 1'2" lowered grade (5' total height reduction)



DRB Version – 30' ridge height

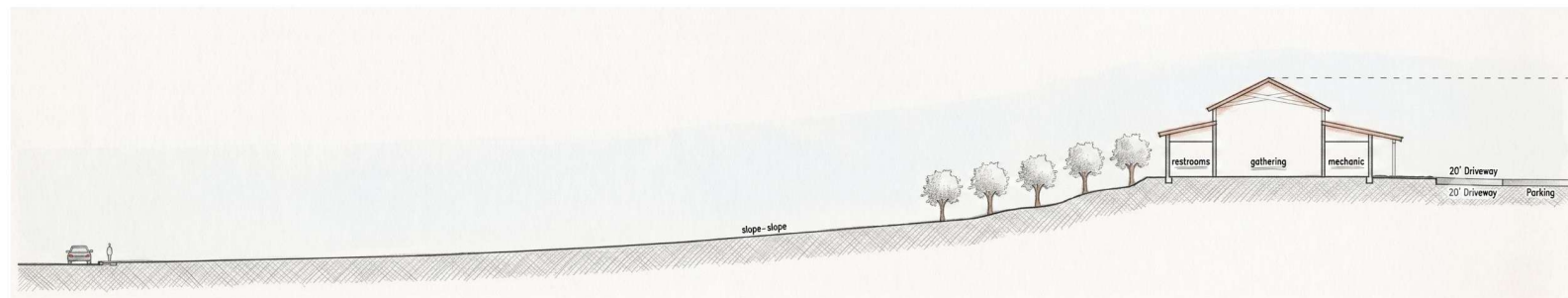


Barn Height Adjustment – 3'-10" lower ridge height via shed dormer



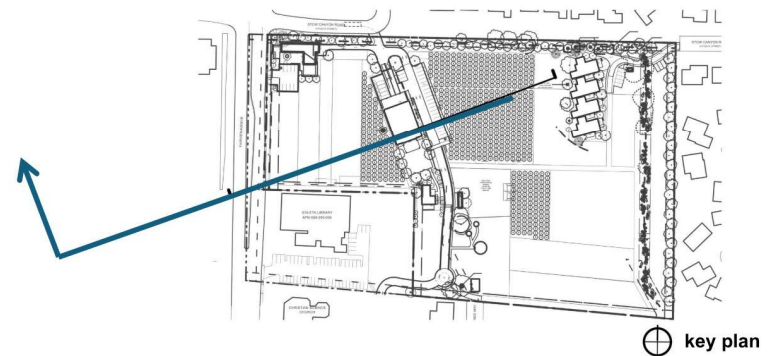
Fairview
Ave

Site Section of Revised Barn – 5' lower ridge height from Fairview

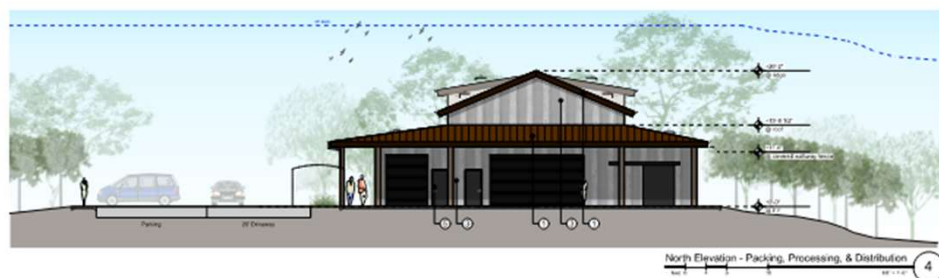


Fairview
Ave

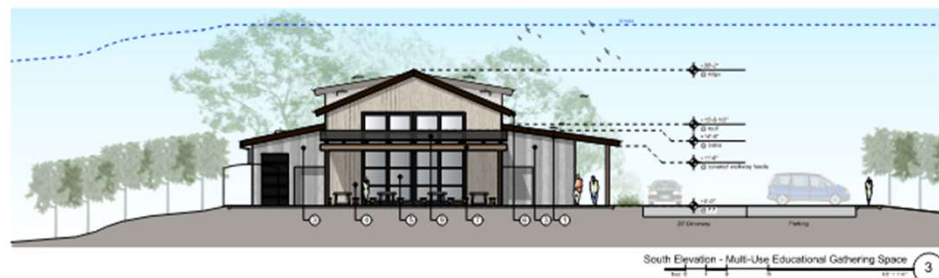
Site Section of DRB Reviewed Barn – 5' higher ridge height from Fairview



Barn Site Section



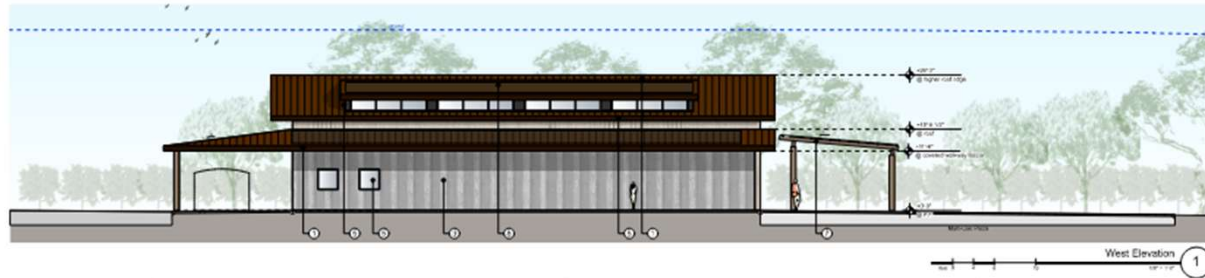
North Elevation - Packing, Processing, & Distribution 4



South Elevation - Multi-Use Educational Gathering Space 3



East Elevation 2



West Elevation 1

EXTERIOR FINISH SCHEDULE

1. Roofing / Flashing
Asph/Flt shingles - 30 year life expectancy - gable ends -
metal roof - metal roof - metal roof - metal roof -
metal roof - metal roof - metal roof - metal roof -
2. Exterior Wall
Exterior wall - 1/2" thick - 1/2" thick - 1/2" thick -
Exterior wall - 1/2" thick - 1/2" thick - 1/2" thick -
3. Exterior Siding
Exterior siding - 1/2" thick - 1/2" thick - 1/2" thick -
Exterior siding - 1/2" thick - 1/2" thick - 1/2" thick -
4. Windows and Doors
Windows and doors - 1/2" thick - 1/2" thick - 1/2" thick -
Windows and doors - 1/2" thick - 1/2" thick - 1/2" thick -
5. Decking and Porch
Decking and porch - 1/2" thick - 1/2" thick - 1/2" thick -
Decking and porch - 1/2" thick - 1/2" thick - 1/2" thick -
6. Floor Tiles
Floor tiles - 1/2" thick - 1/2" thick - 1/2" thick -
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7. Floor Siding Panels
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1010 1st Ave.
San Francisco, CA 94103
415.774.1177
www.blackbirdarchitects.com

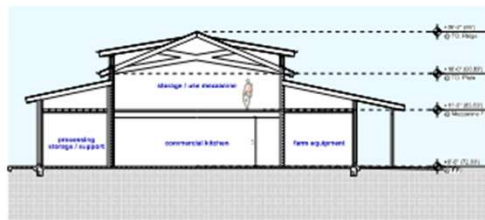
Center for Urban Agriculture at Fairview Gardens

508 N. California Ave.
San Jose, CA 95131
408.480.2522

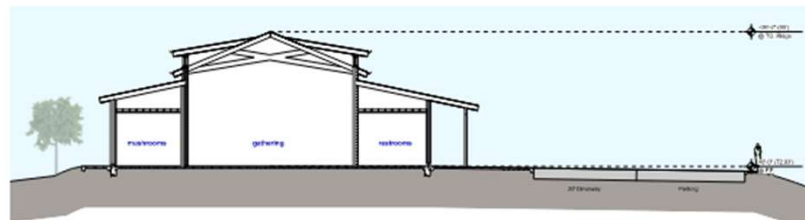
NOT FOR CONSTRUCTION

Service Barn Elevations

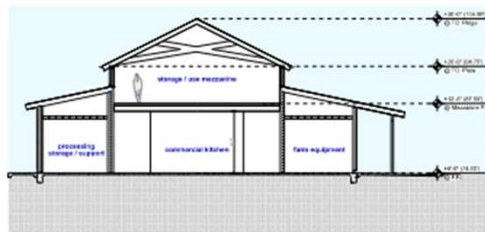
A2.2
CUP Service Barn



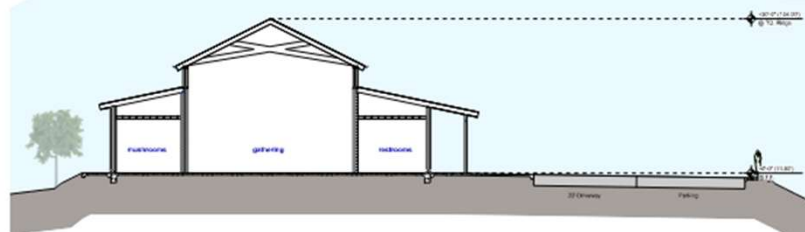
Building Section @ Mezzanine - New 6



Building Section - New 4



Building Section @ Mezzanine - Previous 5



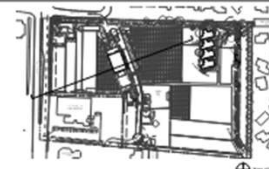
Building Section - Previous 3



Site Section - New 2

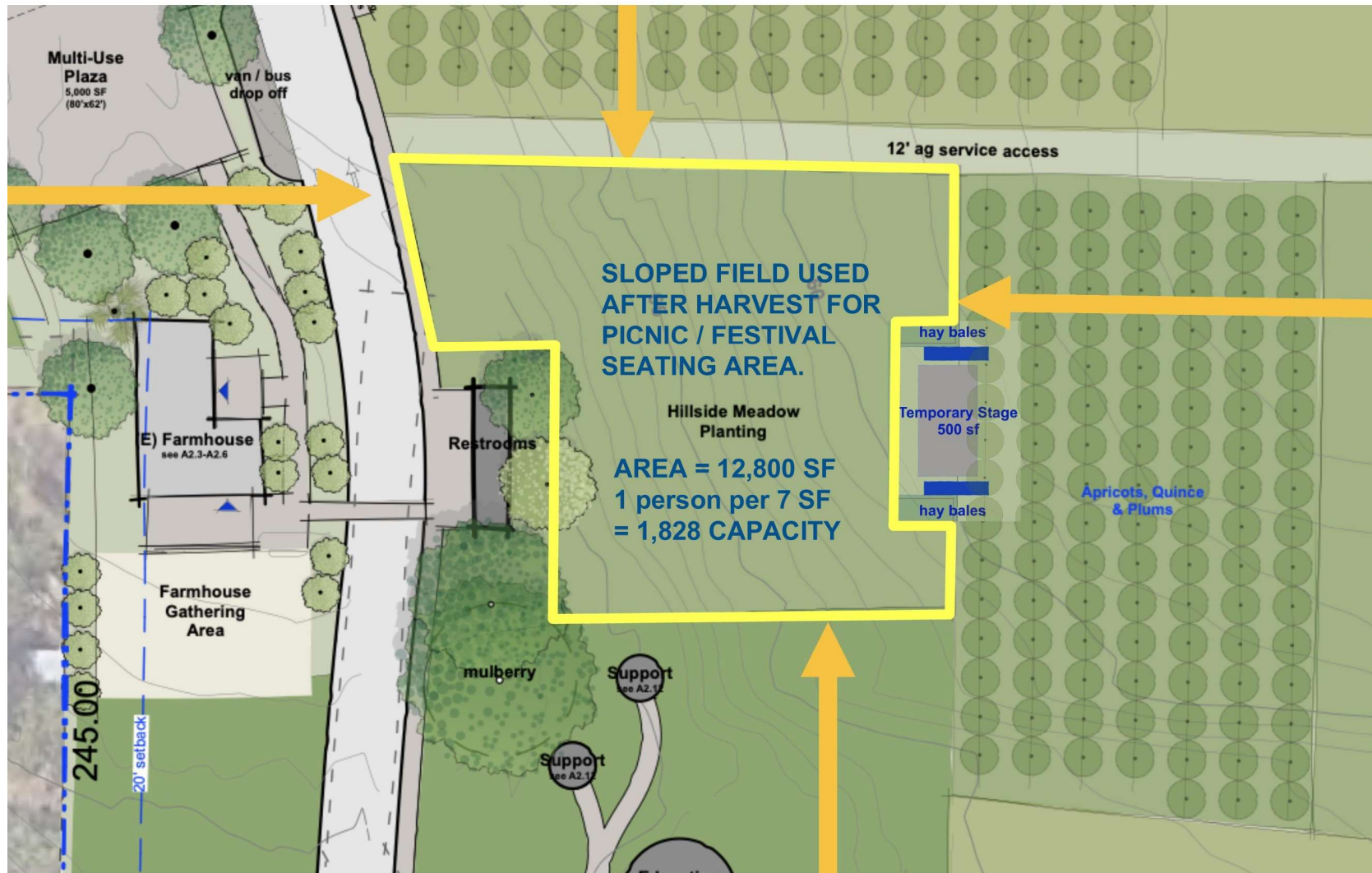


Site Section - Previous 1

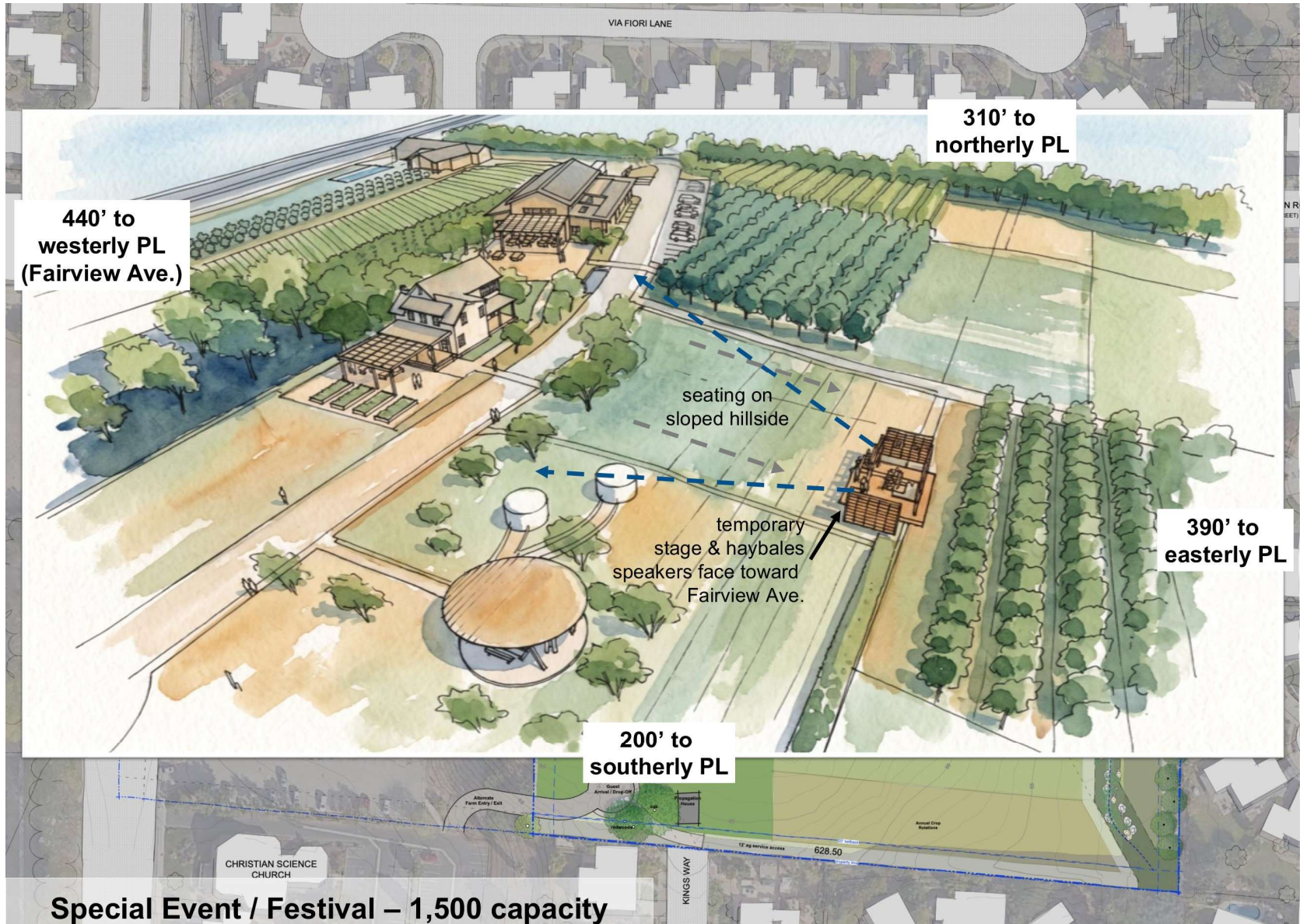




Special Event / Festival



Special Event / Festival



COMMUNITY SUPPORTERS



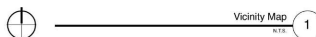
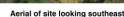
BACK UP SLIDES

	Farm Stand Customers	2-3	2,000 sq. ft. indoor retail space & 500 sq. ft. back-of-house.	Year round	Daily; 9 AM-9 PM	Rolling attendance
Programs /Workshops						
<i>Youth Education Programs</i>	School Tours	2-4	100 max	3 per week during school year	M-F 9 AM-3 PM	1.5 to 3-hour tours during the school day; Mostly large groups arriving in busses
	After School Program	2-3	40 max	5 per week during school year	M-F 3:30 PM-5:30 PM.	
	Pre-K Sprouts Program	2	25 max	5 per week year-round	M-F 9 AM-3:45 PM.	
	Spring Break Camp (week long)	3-4	50 max	1 per year	M-F 9 AM-3:45 PM.	
	Summer Farm, Arts & Culinary Camp (week long)	3-5	75 max	1 per week	M-F 9 AM-3:45 PM.	Summer
<i>Adult Education Programs</i>	Kids Gardening Workshops	2	25 max	4 per year	M-F 9 AM-3:45 PM.	
	Culinary Workshops, Food, Farming & Gardening Workshops	3-5	100 max	20 per month	M-F 9 AM-3:45 PM; Weekends 6:15 PM-9 PM.	Beekeeping, mushroom production, composting, health and nutrition, home orcharding, etc.
	Self-guided Tours	0	5 per day	Daily	Daylight hours	Rolling attendance
	Guided Tours	2-3	30 max	3 per week (will not occur simultaneous with Workshops)	M-F 9AM-3PM; Saturdays 9AM-5PM; Sundays 1PM-5PM	Year-Round
	Café Customers	2-3		Year round	All days 9 AM-3:45 PM	Rolling attendance; - Café will not be open during major special events
Events						
	Fundraising Event	5-10	500 max	4 per year	Weekdays 6:15 PM – 9 PM, except Wed., Sat 12	Year-Round

					PM – 9 PM; Sun 1PM-9PM	
	Farm to Table Meals	5-10	250 max	2 per month	Any Day 6:15 PM-9 PM, except Wed.	Year-Round
	Seasonal Events	5-10	500 max	4 per year	Saturday 10AM-10PM; Sunday 1PM- 10PM	E.g.: Halloween Event, Easter Egg Hunt
	Open House	5-10	750 max (150 max any given time)	4 per year	Saturday 10AM- 10PM; Sunday 1PM- 10PM	These events are rolling, meaning that people will come throughout the day
	Lectures	5-10	500 max	8 per year	Any Day 6:15 PM- 9 PM, except Wed	Year-Round
	Farm Field Days	2-5	250 max	6 per year	Weekends: Saturdays 9AM-5PM; Sundays 1PM- 5PM	
Festivals						
	Annual Farm Festival	5-35	1,500 max (Rolling attendance)	1 per year	Saturday 10AM- 9 PM; Sunday 1PM- 9 PM	Spring/Summer Fall
	Quarterly Festivals	5-15	800 max (Rolling attendance)	4 per year	Saturday 10AM- 9PM; Sunday 1PM- 9 PM	Year-Round

598 N. Fairview Ave, Goleta CA 93117

Conditional Use Permit Submittal



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 Ceiling Plans
A2.4	Farmhouse Proposed Plans
A2.5	Farmhouse Existing Elevations
A2.6	Farmhouse Proposed Elevations
A2.7	Retail Stand Plans
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

csw8

1	Civil 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

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 landscape 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 hardscapes
 - New construction of a single story with mezzanine multi-functional service bar
 - New construction of a single story retail landmark 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 22 outdoor sleeping pods in a storage/pod area use
 - New construction of a new outdoor preparation house

Project Information

Owner	Center for Urban Agriculture at Fairview Gardens
Project Address	598 N. Fairview Ave
Assessor's Parcel Number	06264, CA 95117 585-090-022
Zone	AG-1.5
Occupancy	A-2, I-5
Gross lot area	132,798 SF 12.23 acres
Grading	500 CY CUT / 500 CY FILL
Retail Area:	1,700 CY CUT / 1,900 CY FILL
Farm/Barn Area:	598 CY CUT / 605 CY FILL
Housing Area:	598 CY CUT / 605 CY FILL
Total:	3,296 CY CUT / 3,290 CY FILL

Parking	
Proposed Automobile Parking Spaces	46 (including 2 van-accessible 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	Notes
Produce Stand	(Existing to be removed)	farmland / market	1,265 GSF	0 GSF	+ 1,265 GSF	No
Yards	(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

Existing Structures to Be Renovated						
Structure Name	Status	Description / Use	Existing GSF	Proposed GSF	Delta	Historic
Paradehouse	(B) existing modified	offices, teaching kitchen, learning zone	2,017 GSF	50 GSF	+ 50 GSF	Y

New Structures					
Structure Name	Status	Description / Use	Proposed GSF	Dwls	Relatives
Multi-functional Service Barn	(N) new	agricultural processing (livestock and equine)	6,280 GSF	~ 8,000 GSF	NA
Food Processing	(N) new	processing (livestock and equine)	2,100 GSF	~ 2,500 GSF	NA
Stock Housing	(N) new	modular stock housing	7,740 GSF	~ 7,500 GSF	NA
Restroom Pavilion	(N) new	restrooms	370 GSF	~ 370 GSF	NA
Education Pavilion	(N) new	public gathering pavilion	730 GSF	~ 730 GSF	NA
Support	(N) new	port-offices	115 GSF	~ 115 GSF	NA
Support	(N) new	port-offices	115 GSF	~ 115 GSF	NA
Pragmatic House	(N) new	public greenhouse	800 GSF	~ 800 GSF	NA
Stock Housing (Treat End)	(N) new	head quarters	30 GSF	~ 30 GSF	NA

Totals	
Total Existing Building Area	7,866 GSF
Total Existing Building Area to be Removed	5,840 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



235 Palm Ave.
Santa Barbara, CA
93101 USA
1 805.957.1316
1 805.957.1317
www.bbird.com

**Center for Urban
Agriculture at
Fairview
Gardens**

505 N. Fairview Ave.
Goleta, CA 93117
APN # 069-090-052

Revisions:

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— Title Sheet

A0.0

CUP Submittal 12.16.24

PROVIDED FOR REFERENCE ONLY



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 NAVD83 datum determined by GPS observation. Bearings are based on the CCRS3 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 in part of this survey. Benchmark = Nail & Tag L.S. 5470 in asphalt intersection of Via Fiori. Elev= 75.26

4/16/2024
Jon McKellar
PLS 7578



Jonckheer PLS
A Professional Land Surveying & Consulting Company

PO Box 2341
Santa Maria, CA 93457
805-680-1805 bus.
jon@jonckheer.com
<http://www.jonckheer.com>

Sheet 1 of 1

Sheet 1 of 1



blackbird
architects

235 Palm Ave.
Santa Barbara CA
93101 USA
t 805.957.1316
f 805.957.1317
www.bbintl.com

**Center for Urban
Agriculture at
Fairview
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598 N. Fairview Ave.
Goleta, CA 93117
APN # 069-090-052

Revisions

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Survey

A1.0

12.16.24



Per Deed of Agricultural Conservation Easement:

Allowed Agriculture Area Uses Include:

- Buildings used 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 structural articles 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 Deed of Conservation Easement (DCE 11/10/06)

- Northwest Area (total market): 21 acres
- Northeast Area (former staff housing area): 36 acres
- Total: 57 acres

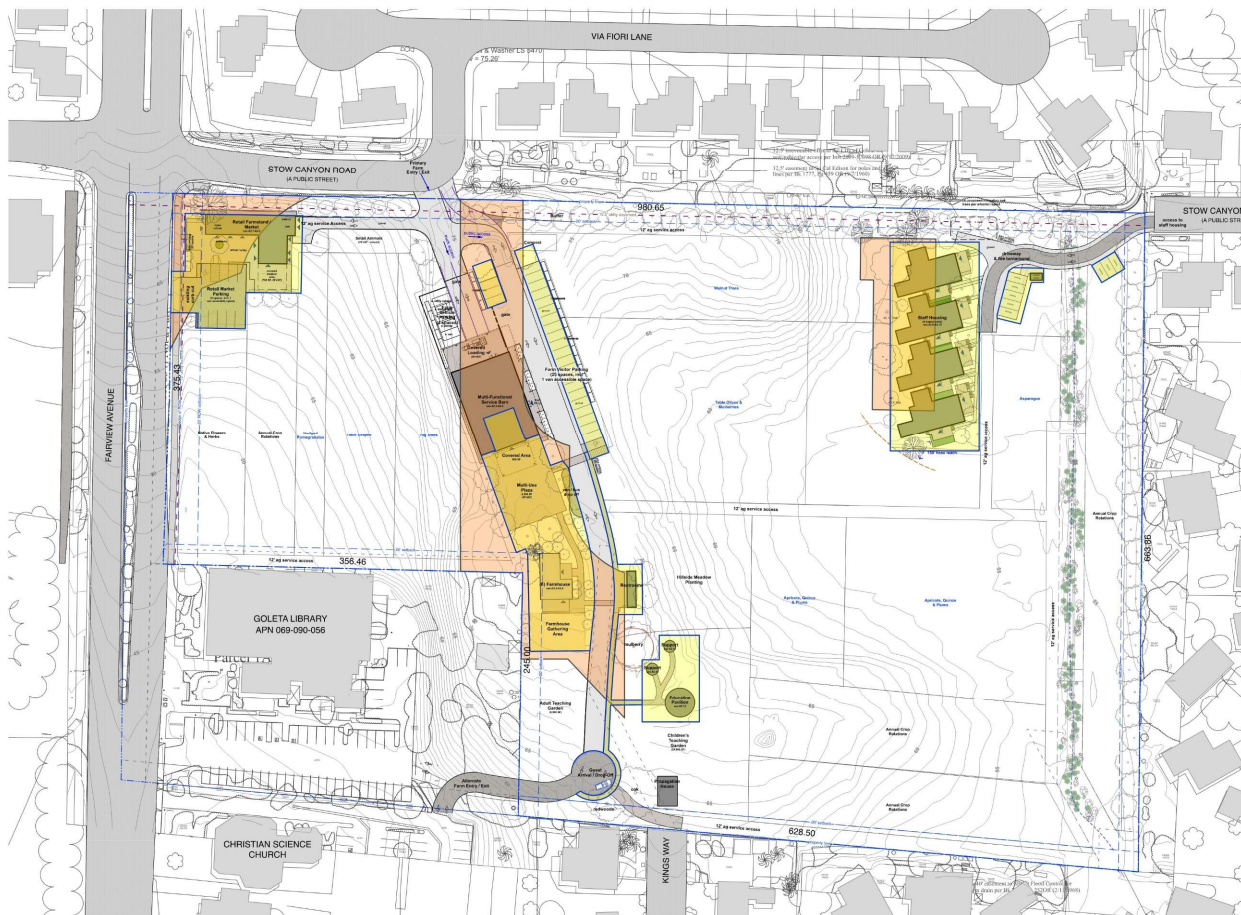
1.44ac / 12.25ac = 11.8% of site area as Ag Support (12% 90)



Site Plan - Plotted Agriculture Support Areas

Scale: 1" = 40' 0"

1



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 to 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



Site Plan - Existing & Proposed Agriculture Support Areas

1

Center for Urban Agriculture at Fairview Gardens

230 N. Fairview Ave.
Goleta, CA 93117
APN # 069-090-052

Revisions

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Ag Support Areas

A1.4

5.22.25



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



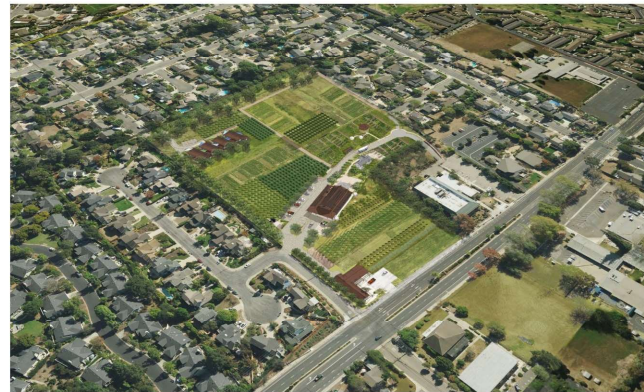
Renovated Historic Farmhouse South (Front) Elevation 04



View of Multi-Purpose Service Barn from Northwest 03



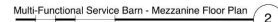
Street View of Retail Farm Store from Fairview Avenue (Looking East) 02



Site Aerial from Northwest 01

- B. Refer to Scope of Work for construction assemblies.
- C. Refer to Division sheets for interior finishes.
- D. Refer to Scope of Work for Mechanical, Plumbing, and Electrical applicable notes, equipment and wiring.
- E. Demarcations:
 - 1) all exterior elevations are to face of wall U.O.
 - 2) all TO. Roof elevations are to top of completed masonry U.O.
 - 3) refer to Section for Top Plate and Beam heights.
- F. Roof pitch for roof covering per 2022 CBC Chapter 15.
- G. Flashing minimum slope of 1/4" per 1" for all roof slopes.
- H. F.F. (finish) roof refers to top of finish floor or top of deck.
- I. Valley flashings are to conform to CRCI R337.5.3.
- J. Roof gutters are to conform to CRCI R337.5.4.
- K. Installation of metal roof panels shall comply with CRCI R337.5.5.
- L. Installation of single ply roofing shall comply with CRCI R336.0.
- M. Enclosed roof eaves and roof eave soffits are to conform to CRCI R337.7.5.
- N. Maximum roof panel lengths shall be provided where necessary to allow any panels to span entire roof slope.

- features below
-  standing seam co-tan metal roof, with roofing system below (Class A)
 -  single ply roofing membrane, color to match downspout frames (Class A)
 -  corrugated weathered steel roof
 -  metal gutter, painted to match fascia
 -  downspout, painted to match fascia or wall
 -  skylight
 -  roof drain & roof drain overflow
 -  solar panels (30'-10" x 81'-10" @300W ea)



- A. Refer to Scope of Work for interior finishes.
- B. Refer to Division 05 for construction assemblies.
- C. Refer to Division 05 for construction assemblies, and Electrical applicable notes and equipment.
- D. Refer to Scope of Work for Plumbing, Mechanical, and Electrical applicable notes and equipment.
- E. Refer to Scope of Work for Structural Steel.
- F. Refer to Division 05 for construction assemblies, landscape materials, and landscape.
- G. Refer to Division 05 for construction assemblies in bathrooms, and rooms subject to wet conditions.

Dimensioning:

- A. All dimensions are to face of stud, concrete wall or CMU.
- B. All dimensions are to face of stud, concrete wall or CMU.
- C. All dimensions are to face of stud, concrete wall or CMU.
- D. All dimensions are to face of stud, concrete wall or CMU.
- E. All dimensions are to face of stud, concrete wall or CMU.
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- J. All dimensions are to face of stud, concrete wall or CMU.
- K. All dimensions are to face of stud, concrete wall or CMU.
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- M. All dimensions are to face of stud, concrete wall or CMU.
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- R. All dimensions are to face of stud, concrete wall or CMU.
- S. All dimensions are to face of stud, concrete wall or CMU.
- T. All dimensions are to face of stud, concrete wall or CMU.
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- V. All dimensions are to face of stud, concrete wall or CMU.
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- X. All dimensions are to face of stud, concrete wall or CMU.
- Y. All dimensions are to face of stud, concrete wall or CMU.
- Z. All dimensions are to face of stud, concrete wall or CMU.

Electrical:

- A. Electrical raceways, switchgear, and outlets.
- B. Electrical raceways, switchgear, and outlets.
- C. Electrical raceways, switchgear, and outlets.
- D. Electrical raceways, switchgear, and outlets.
- E. Electrical raceways, switchgear, and outlets.
- F. Electrical raceways, switchgear, and outlets.
- G. Electrical raceways, switchgear, and outlets.
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- P. Electrical raceways, switchgear, and outlets.
- Q. Electrical raceways, switchgear, and outlets.
- R. Electrical raceways, switchgear, and outlets.
- S. Electrical raceways, switchgear, and outlets.
- T. Electrical raceways, switchgear, and outlets.
- U. Electrical raceways, switchgear, and outlets.
- V. Electrical raceways, switchgear, and outlets.
- W. Electrical raceways, switchgear, and outlets.
- X. Electrical raceways, switchgear, and outlets.
- Y. Electrical raceways, switchgear, and outlets.
- Z. Electrical raceways, switchgear, and outlets.

FF (Finish Floor) refers to top-of-finish-floor or top-of-finish-work for Windows and Door Types and Schedules.

- movable limits
- feature below
- feature above
-  column (see Str)
- downspout

 4" metal stud wall
 6" metal stud wall
 4" EPS panel wall
 6.5" EPS panel wall
 girt with insulation, finishes per elevations A3.3, thickness per 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 Structural)

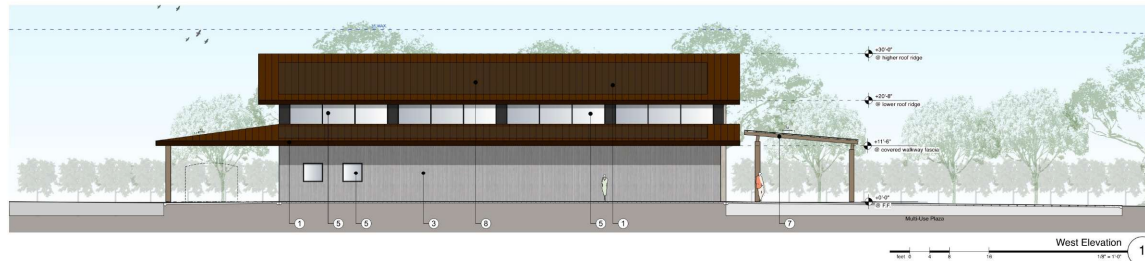
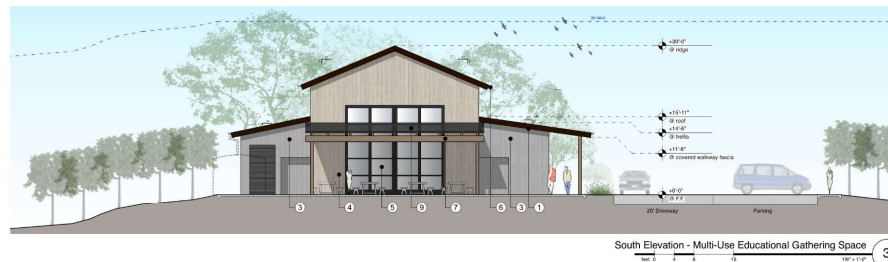
5,290 SF = Conditioned 1st Floor Area:
970 SF = Mezzanine;
6,260 SF = Total Building Area

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

598 N. Fairview Ave.
Goleta, CA 93117
APN # 069-090-052

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A2.1



EXTERIOR FINISH SCHEDULE

- 1 Roofing / Façade
metallic epoxy finish roof (color to lighter nearest)
weathered steel dark brown color. Metal finish to
match roof color.
- 2 Plaster Wall
smooth finish, integral color.
- 3 Galvalume Corrugated Metal Siding
- 4 Wood Siding
horizontal dark wood.
- 5 Windows and Doors
dark stained aluminum frame,
clear glass double glazed.
- 6 Gutters & Downspouts
horizontal clear metal gutter / downspouts
(match roofing color).
- 7 Steel Trills
painted, dark brown color.
- 8 Future Solar Panels
not mounted.
- 9 Future Wireless Radio Panels
not mounted, low slope, weather bearing.
- 10 Wood Trills
stained aluminum yellow cedar, dark brown color to
match steel trills.



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949.307.1317
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Gardens

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Livermore, CA 94551
949.307.1315

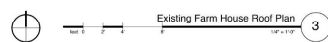
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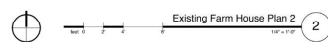
NOT FOR
CONSTRUCTION

Service Barn
Elevations

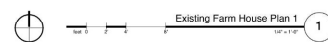
A2.2
CUP Submittal 12.16.2024



- 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 conditions.
- G. If/when slope refers to top of finish-roof or top of finish-drink U.N.O.
- H. Valley flashings are to conform to CRC R307 5.3.
- I. Roof gables are to conform to CRC R307 5.4.
- J. Installation of metal roof panels shall comply with CRC R666.10.
- K. Installation of single ply roofing shall comply with CRC R666.10.
- L. Enclosed roof areas and roof areas soffits are to comply with CRC R637 7.4.
- M. Metal roof panels shall be provided where necessary to allow single panels to span across roof



A horizontal number line with a point labeled b on the left and a point labeled 2 on the right. The distance between them is marked as $1\frac{1}{2} = 1.5$.



- 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 Division 05 for mechanical, electrical, and plumbing equipment.
- E. Refer to Division 05 for mechanical, electrical, and plumbing equipment.
- F. Refer to Scope of Work for handrails, landscape materials, and features.
- G. Include materials resistant to O.W.B. on all walls in bathrooms, and rooms subject to wet conditions.

D. Miscellaneous

- 1) All materials are to be of solid, economic wall or CMU U.N.O.
- 2) All exterior walls or rear extensions of perpendicular walls are located 4" from face of support and U.N.O.

E. Electrical connections, switches, controls, and outlets:

- 1) Refer to Scope of Work
- 2) All electrical connections at 200' AFF and 4' from door or frame or corner, U.N.O.
- 3) All electrical connections at 200' AFF and 4' from door or frame or corner, U.N.O.
- 4) All electrical connections at 200' AFF and 4' from door or frame or corner, U.N.O.

F. See Scope of Work for top-of-finish-bore or top-of-finish-slab.

G. See Scope of Work for Window and Door Types and



Existing East Elevation 4



Existing North Elevation 3



Existing West Elevation 2



Existing South Elevation 1

Center for Urban
Agriculture at
Fairview
Gardens

222 N. Fairview Ave.
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089-090-052

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NOT FOR
CONSTRUCTION

Farmhouse Elevations
Existing

A2.5

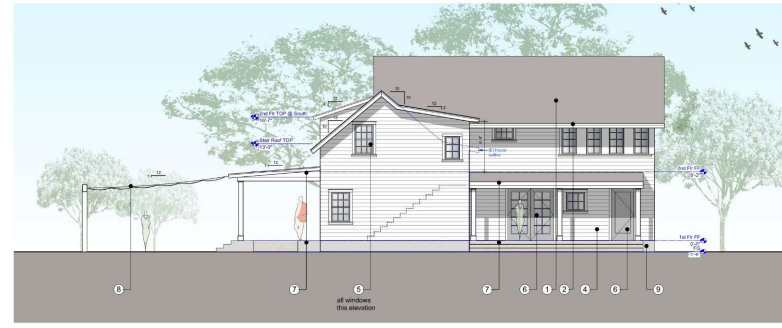
CUP Submittal 12.18.2024

EXTERIOR FINISH SCHEDULE

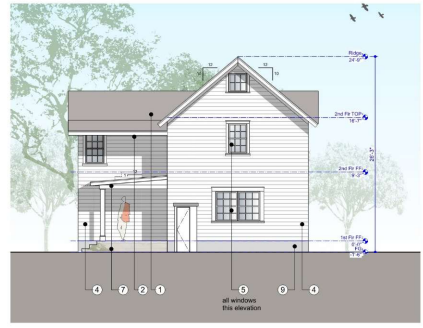
- 1 Roofing
new asphalt shingle roofing
- 2 Soffits & Downspouts
painted steel metal gutter / downspouts
white
- 3 Driveway
concrete block driveway
- 4 Siding - Existing Rehabilitated Wood Siding, Painted
Semi-gloss, white, exterior finish, applied in place
- 5 Existing Windows and Doors
rehabilitate / restore wood windows & doors
- 6 New Windows and Doors
white frame, double wood windows & doors
- 7 New Entry Porch & Porch Roof
new white front porch, existing red original
concrete porch foundation & slab,
porch wood columns, rafters, beams, painted
- 8 New Side Wire Drainage Canopy
copper and white wire canopy for shade
wood columns and beams, stained
- 9 New Foundation
new concrete perimeter stemwall foundation



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93101-1000
805.967.1315
805.967.1317
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Proposed East Elevation 4



Proposed North Elevation 3



Proposed West Elevation 2



Proposed South Elevation 1

Center for Urban
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NOT FOR
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Farmhouse Elevations
Proposed

A2.6
CUP Submittal 02.16.2024

**Center for Urban
Agriculture at
Fairview
Gardens**

505 N. Fairview Ave.
Goleta, CA 93117
APN # 063-090-052

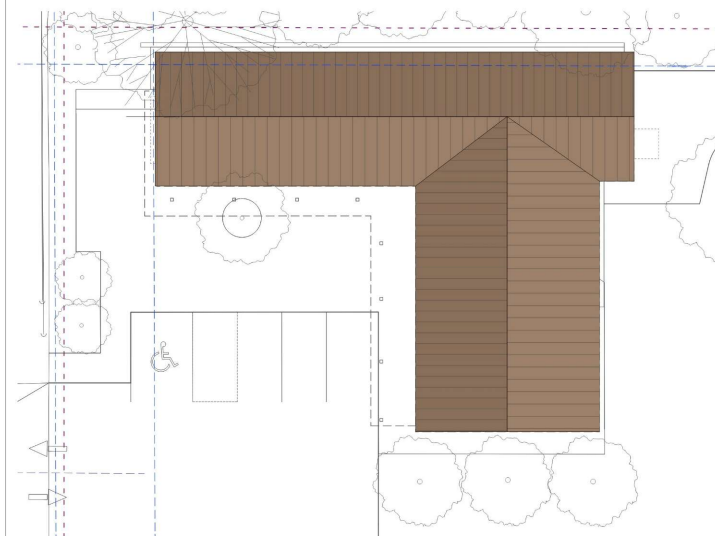
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NOT FOR
CONSTRUCTION

- Retail Stand Plan

A2.7

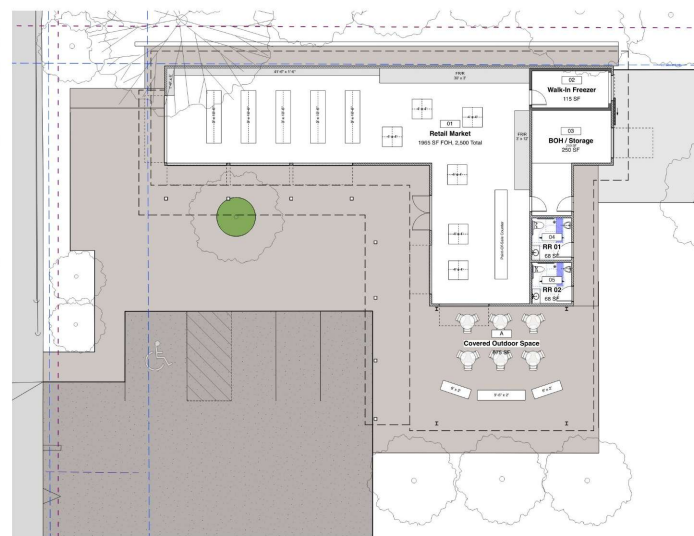


Proposed Retail Stand Roof Plan

2

- fascia below
- standing seam con-ten metal roof, with roofing system below (Class A)
- single ply roofing membrane
- color to match downspout/frames (Class A)
- corrugated weathered steel roof
- metal gutter, painted to match fascia
- downspout, painted to match fascia or wall
- skylight
- roof drain & roof drain overflow
- solar panels (39'-10" x 81'-10" @330w)

- B. Refer to Elevation sheets for exterior finishes.
- C. Refer to Scope of Work for Mechanical, Plumbing, and Electrical applicable notes, equipment and vendors.
- D. Dimensioning:
 1. all dimensions are to face of stud U.N.O.
 2. 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 CRC Chapter 10.
- F. Provide minimum slope of 1/4" per 1'-0" for all roof sections.
- G. FF (Finish floor) refers to top-of-finish-floor or top-of-dry-stack U.N.O.
- H. Valley footings are to conform to CRC R307.5.3.
- I. Roof gables are to conform to CRC R307.5.4.
- J. Installation of metal roof panels shall comply with CRC R505.6.
- K. Installation of single ply roofing shall comply with CRC R505.
- L. Enclosed roof eaves and roof eave soffits are to comply with CRC R505.6.1.
- M. Maximum roof panel lengths shall be provided where possible to allow single panels to span entire roof slope.



Proposed Retail Stand Floor Plan

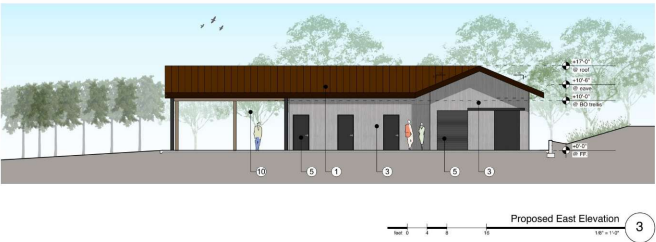
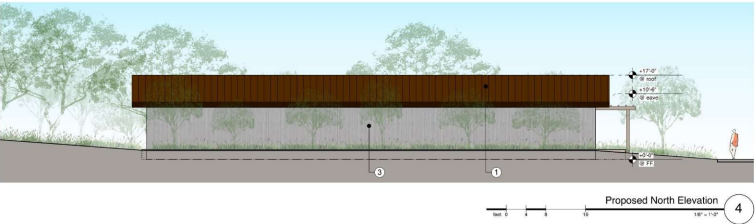
0 4 8 10 10' = 1'-0"

 moveable furniture
 feature below
 feature above
 built-in cabinetry, full height, coordinate w/ inferior elevations
 built-in cabinetry, low height, coordinate w/ inferior elevations
 column (see Structural)
 rain chain, see details 4.R.12/4.S.9
 downspout
 wood flooring
 site concrete
 site DG or gravel

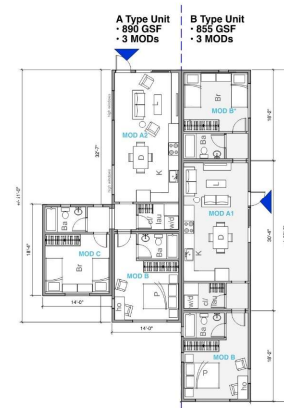
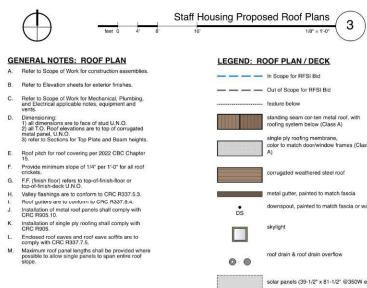
0.5" EPS panel wall

2x6 wood stud wall

- 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 are required.
- 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. Vertical corners or near intersections of perpendicular walls are located 4" from face of stud to face of jamb U.N.O.
- I. Universal mechanicals, switch-controls, and outlets:
 1. Refer to Scope of Work.
 2. All outlets shall be to face, centered at 36" AFF and 4" from door jamb or corner.
 3. All switches located inside room shall be located centered at 12" AFF or to above counter-tops.
- J. F.F. Finish Notes refer to top of finish floor or top of finish-lead U.N.O.
- K. See Scope of Work for Window and Door Type and Schedule.



- EXTERIOR FINISH SCHEDULE**
- 1 Roofing / Façade
standing seam metal roof system & carbon sequestered
weathered steel dark brown color. Metal façade to
match roof color
 - 2 Plaster Wall
smooth plaster, integral color
 - 3 Galvanized Corrugated Metal Siding
 - 4 Wood Siding
horizontal cedar wood
 - 5 Windows and Doors
clear double-glazed aluminum frames,
off-white insulated glass
 - 6 Gutters & Downspouts
anodized aluminum gutter / downspouts,
brushed rolling color
 - 7 Steel Trills
galvalume, dark brown color
 - 8 Future Solar Panels
roof mounted
 - 9 Future Mixed Solar Panels
balcony mounted, low slope, weather bearing
 - 10 Wood Trills
galvalume aluminum yellow color, dark brown color to
match steel façade





Proposed South Elevation 4



Proposed North Elevation 3



Proposed West Elevation 2



Proposed East Elevation 1

EXTERIOR FINISH SCHEDULE

- 1 Roofing / Facade
dark brown metal roof cladding & carbon sequestered
weathered steel dark brown color. Metal facade to
match roof color
- 2 Plaster Wall
smooth plaster, integral color
- 3 Galvanized Corrugated Metal Siding
- 4 Wood Siding
horizontal dark wood
- 5 Windows and Doors
clear anodized aluminum frame,
off-white insulated glass
- 6 Gutters & Downspouts
anodized clear metal gutter / downspout,
brushed roofing color
- 7 Steel Trills
galvalume, dark brown color
- 8 Future Solar Panels
roof mounted
- 9 Future Bifold Solar Panels
brushed, low slope, weather bearing
- 10 Wood Trills
stained about yellow cedar, dark brown color to
match steel trills



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Center for Urban Agriculture at Fairview Gardens

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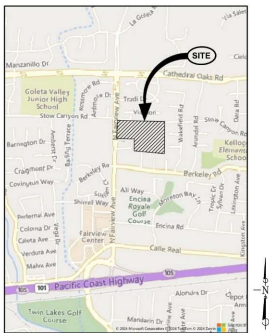
A2.10
CUP Submittal 10.16.2024

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.
CONTRACTORS TO NOTIFY UNDERGROUND
SERVICE ALERT TWO WORKING DAYS PRIOR
TO STARTING ANY EXCAVATION OR RESUR-
FACING.
CALL TOLL FREE 1-800-422-4133

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



FLOWERS & ASSOCIATES, INC.
118 W. Canon Perdido Street
Santa Barbara, CA 93101
Telephone (805) 968-2244

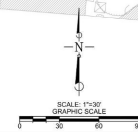


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NOT FOR CONSTRUCTION DATE: _____

W.O. 23146



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CALL TOLL FREE 1-800-422-4133

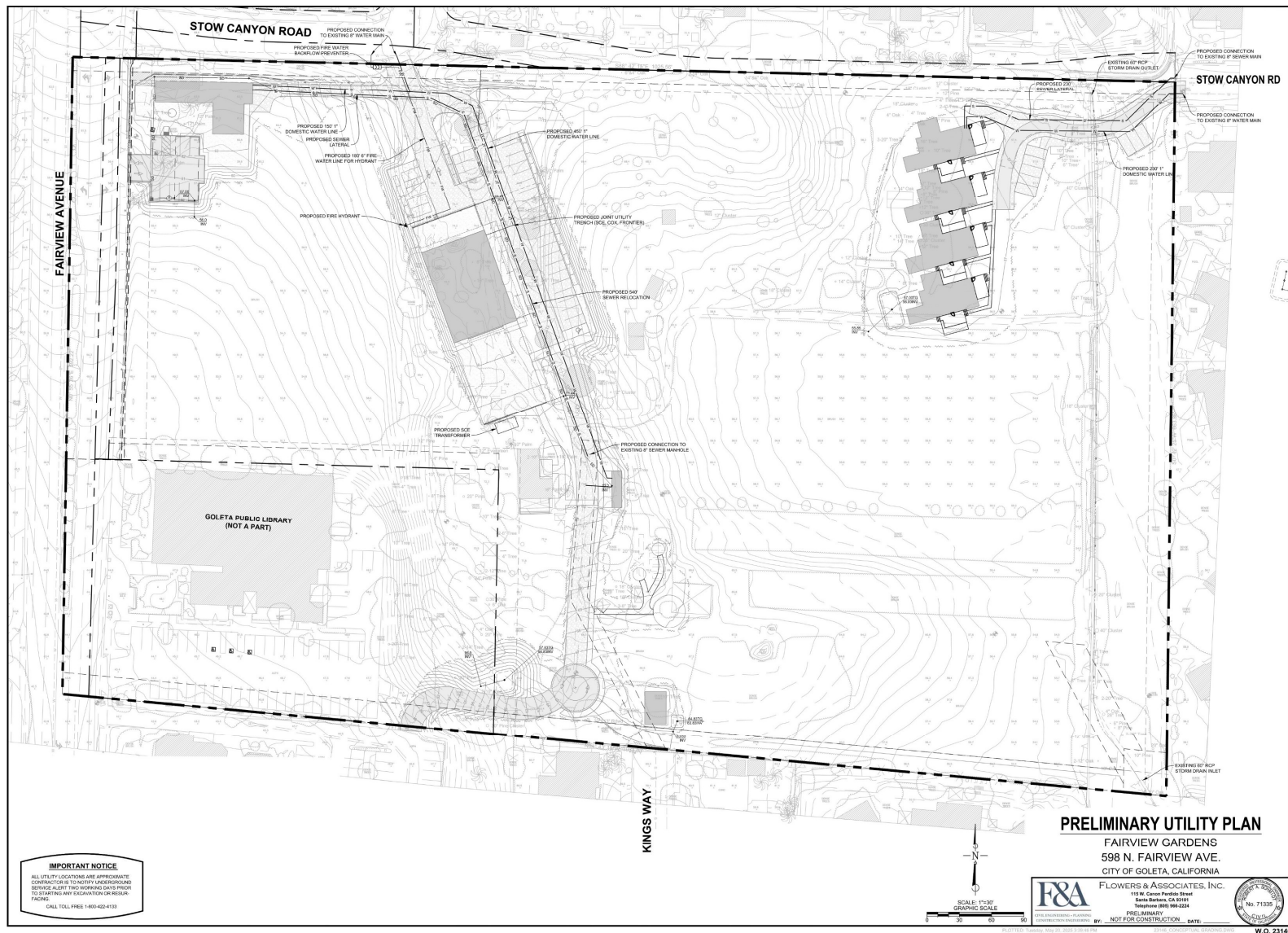


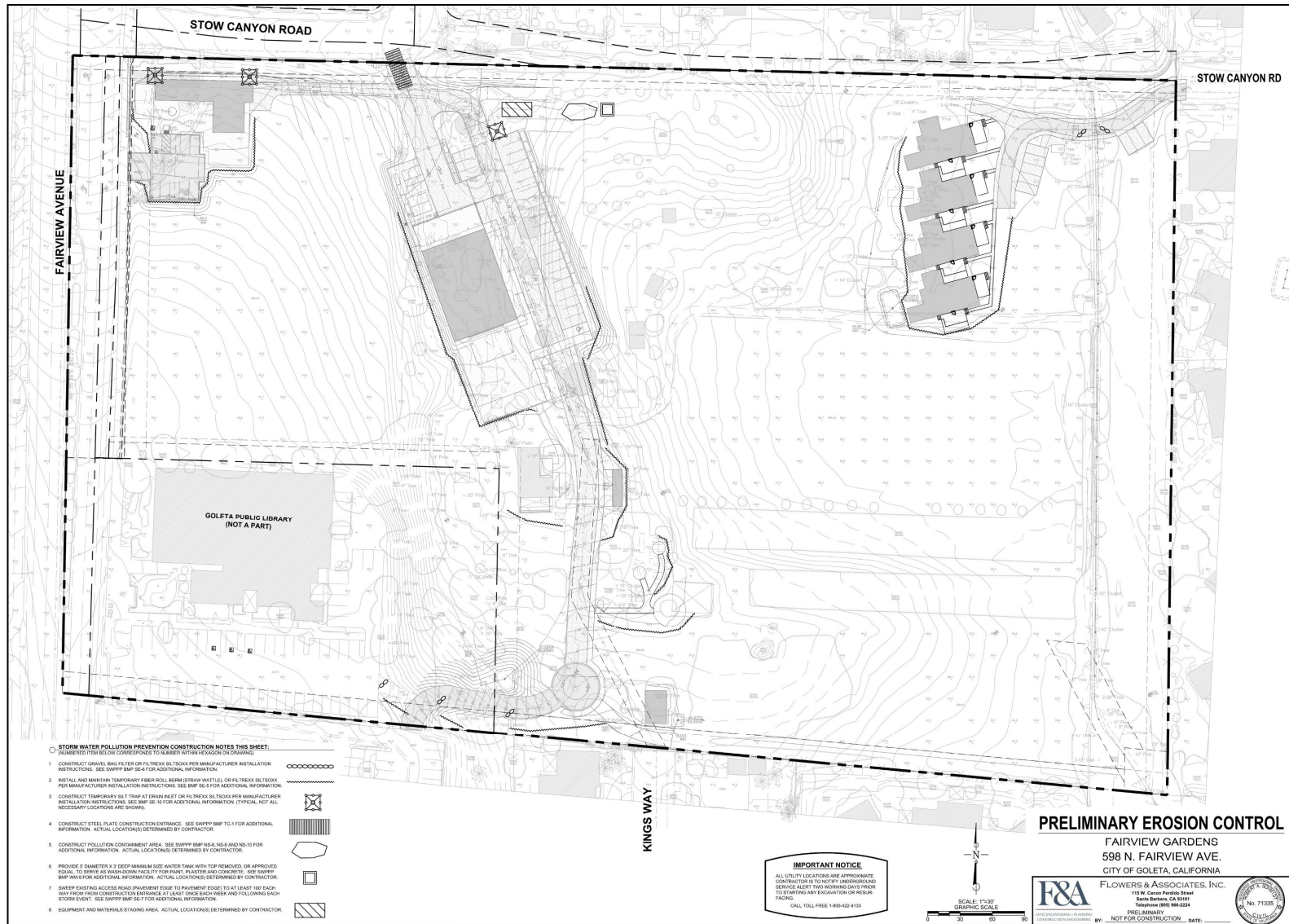
PRELIMINARY DEMOLITION PLAN
FAIRVIEW GARDENS
598 N. FAIRVIEW AVE.
CITY OF GOLETA, CALIFORNIA

F&A
FLOWERS & ASSOCIATES, INC.
118 W. Canyon Parkway Street
Santa Barbara, CA 93101
Telephone (805) 963-2244
Fax (805) 963-2245
No. 71335

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: _____
W.O. 23146







STORM WATER POLLUTION PREVENTION CONSTRUCTION NOTES THIS SHEET:

(NUMBERED FOR BELOW CORRESPONDING TO NUMBERED EROSION CONTROL MEASURES)

1. CONSTRUCT GRAVEL SAND FILTER OR FILTERBOX SILT TRAP PER MANUFACTURER INSTALLATION INSTRUCTIONS. SEE SWPPP BMP SE-4 FOR ADDITIONAL INFORMATION.

2. INSTALL AND MAINTAIN TEMPORARY FIBER ROLL BERM (STRAW WATTLE) OR FILTERBOX SILT TRAP PER MANUFACTURER INSTALLATION INSTRUCTIONS. SEE BMP SE-4 FOR ADDITIONAL INFORMATION.

3. CONSTRUCT TEMPORARY SILT TRAP AT DRAIN INLET OR FILTERBOX SILT TRAP PER MANUFACTURER INSTALLATION INSTRUCTIONS. SEE BMP SE-6 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 LOCATIONS DETERMINED BY CONTRACTOR.

5. CONSTRUCT POLLUTION CONTAINMENT AREA. SEE SWPPP BMP NE-1 AND NE-10 FOR ADDITIONAL INFORMATION. ACTUAL LOCATIONS DETERMINED BY CONTRACTOR.

6. PROVIDE 2' 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 WA-1 FOR ADDITIONAL INFORMATION. ACTUAL LOCATIONS 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 LOCATIONS DETERMINED BY CONTRACTOR.

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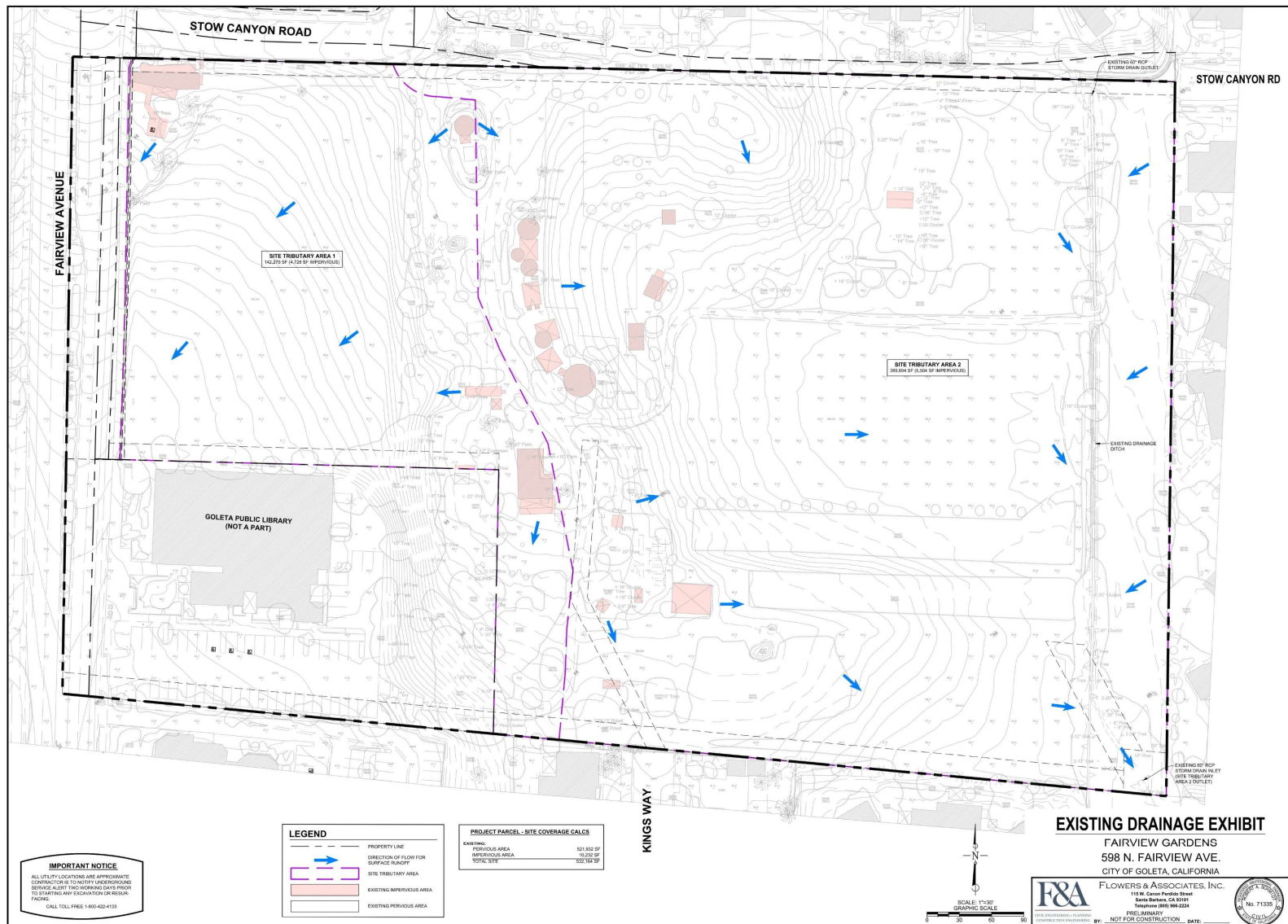
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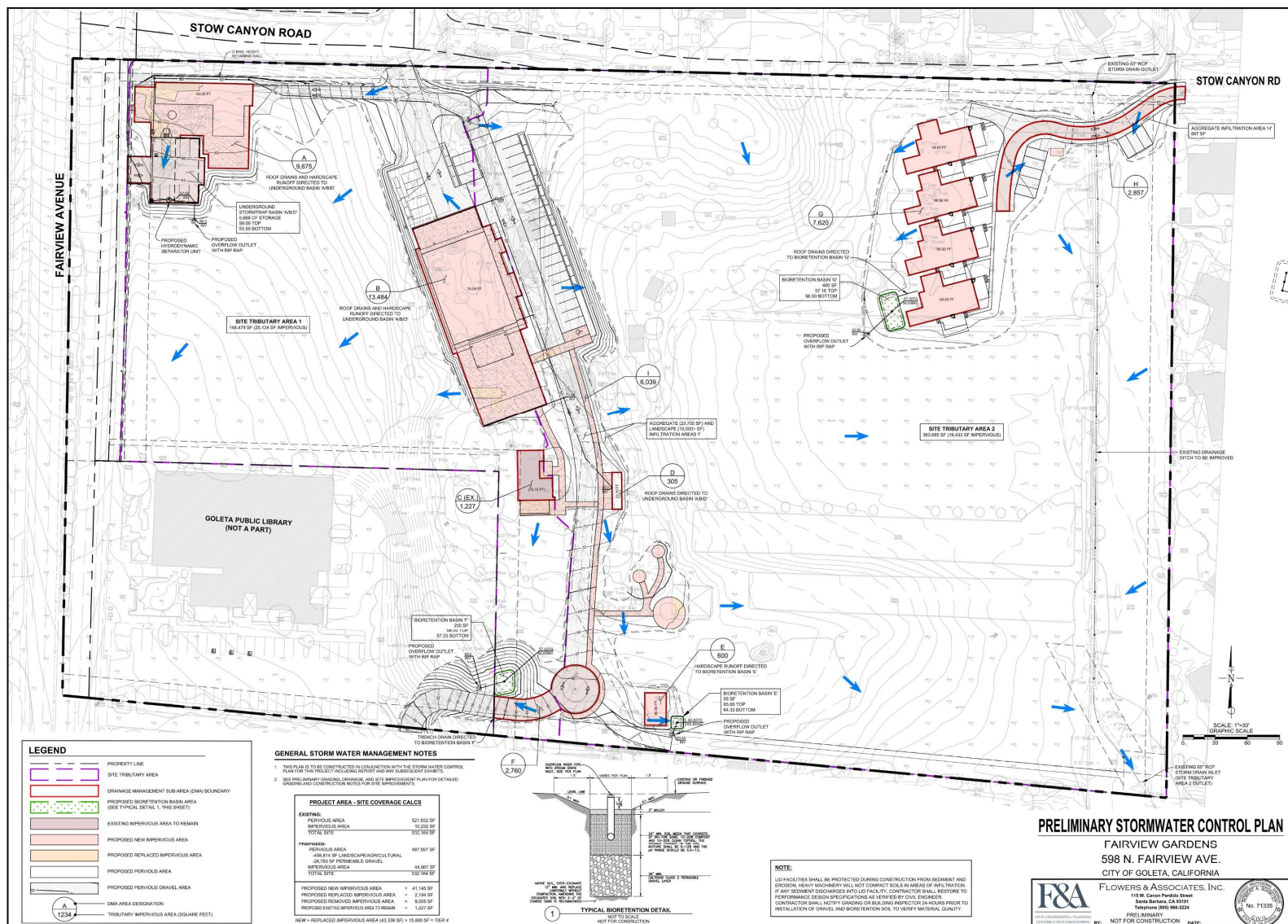
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PRELIMINARY STORMWATER CONTROL PLAN

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



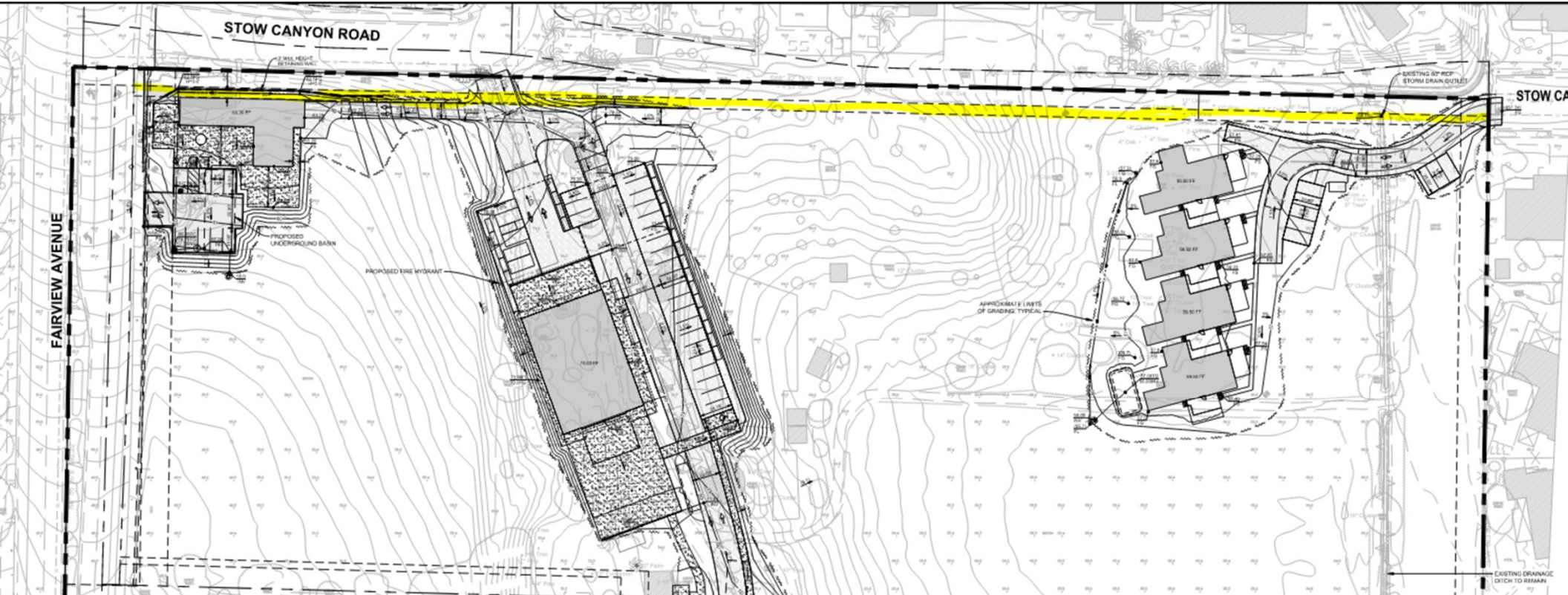
FLOWERS & ASSOCIATES, INC.
115 W. Canon Perdido Street
Santa Barbara, CA 93101
Telephone (805) 996-2224

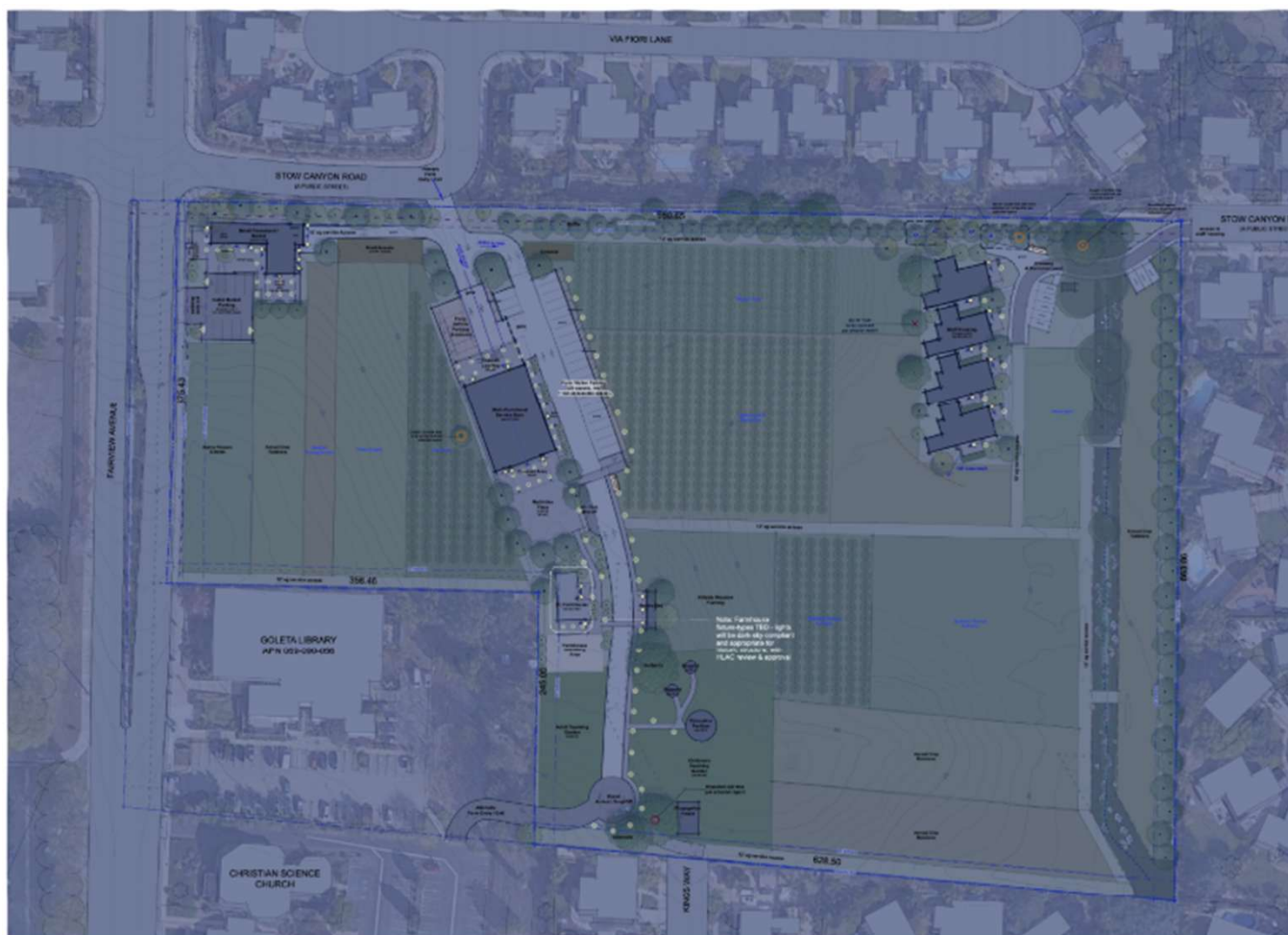
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W O 231







Existing Site Aerial

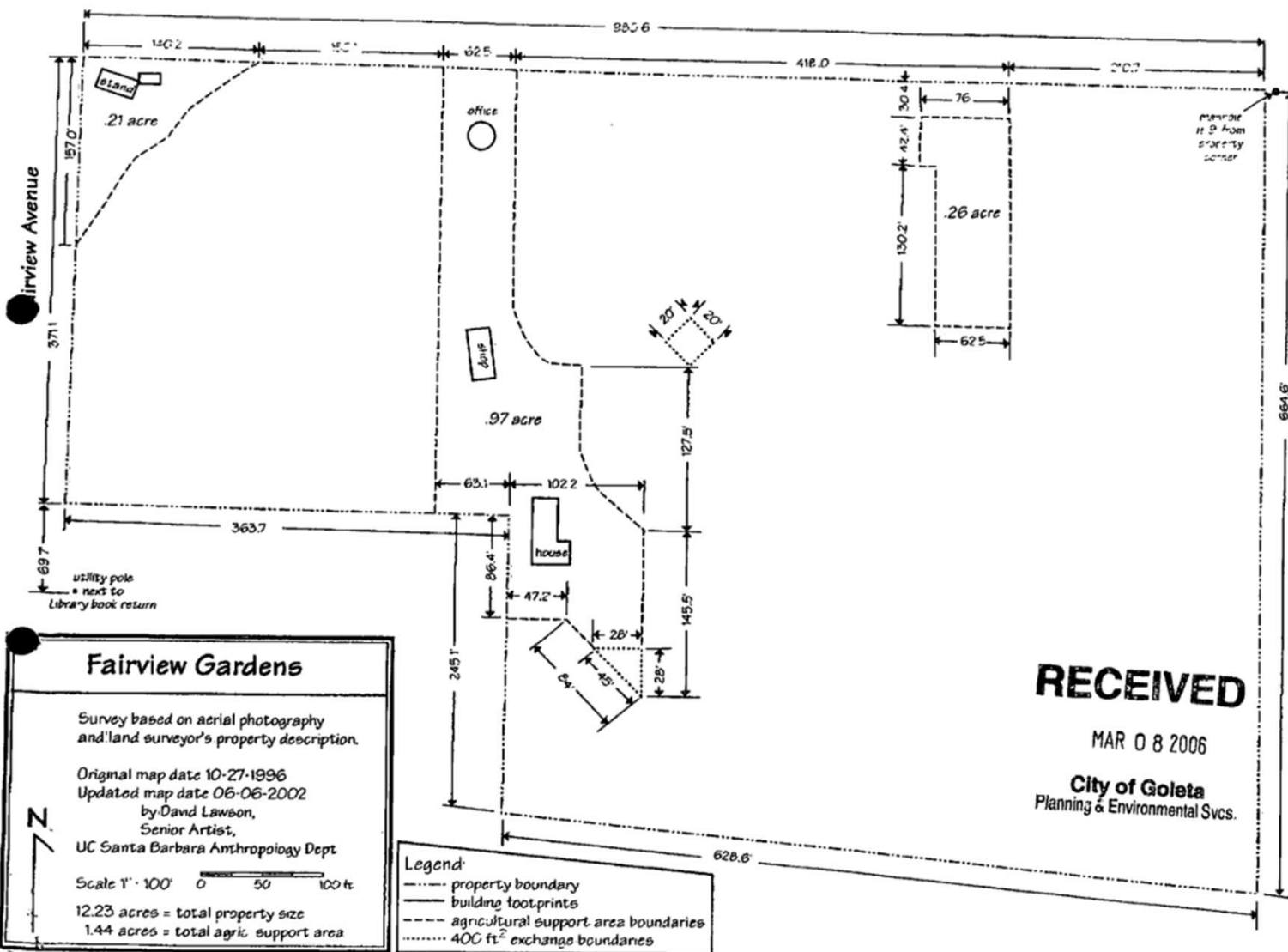


Table 1
Parking Supply Summary – Events Up to 195 Guests

Parking Lot	Parking Supply
Project Site	46 Spaces
Christian Science Church Lot	65 Spaces
Total	111 Spaces

Table 2
Parking Supply Summary – Events > 195 Guests to 800 Guests

Parking Lot	Parking Supply(a)	Cumulative Parking Supply
Project Site	46 Spaces	46 Spaces
Christian Science Church Lot	65 Spaces	111 Spaces
Goleta Union School District Lot	155 Spaces	266 Spaces
Good Shepard Lutheran Church Lot	93 Spaces	359 Spaces
Total	359 Spaces	

(a) The 93 spaces provided at the Good Shepard Lutheran Church lot would not be needed for events with up to 800 guests.

Table 3
Parking Supply Summary – Event Up to 1,500 Guests

Parking Lot	Parking Supply	Cumulative Parking Supply
Project Site	46 Spaces	46 Spaces
Christian Science Church Lot	65 Spaces	111 Spaces
Goleta Union School District Lot	155 Spaces	266 Spaces
Good Shepard Lutheran Church Lot	93 Spaces	359 Spaces
Restoration Church Lot	48 Spaces	407 Spaces
SB Charter & Goleta Valley Junior High School Lots	167 Spaces	574 Spaces
Total	574 Spaces	

EVENT PARKING AND TRAFFIC CONTROL

The Project includes advance information to be provided to the concert guests directing them to the off-site parking locations and signage would be provided to assist in directing guests to the appropriate locations. The Project also includes traffic control monitors stationed onsite to direct traffic and parking as part of its standard event operations during larger events.

Scenario 1: Events with 195 Guests or less – Requires no signage on City streets

The parking supply of 46 spaces on-site and 65 spaces from the Christian Science Church lot (111 spaces total) would not require any event parking and traffic control. Access to the site would be provided from both lots and would not require any pedestrians to cross the street. As shown on Figure 2, vehicles are able to access both lots through the site, therefore vehicles would not have to exit the site if one of the lots becomes fully occupied.

Scenario 2: Events > 195 Guests to 800 Guests - Requires signage on City streets and/or traffic control monitors will require an encroachment permit

The Project includes the following operational features to manage access and parking for events greater than 195 guests to 800 guests:

1. All employees and vendors would be directed to park in the Good Shepard Lutheran Church lot after unloading their vehicles.
2. Signage would be added on adjacent neighborhood streets to restrict event parking.
3. Provide information and maps on the website and with any pre-purchased tickets to direct attendees to the off-site parking areas
4. When the onsite and Christian Science Church lots are nearly full, staff would implement "Special Event Parking" signs and arrows along Fairview Avenue and Stow Canyon Road to direct vehicles to the Goleta Union School District lot as shown on Figure 4. A parking attendant would be stationed at the entrance of the Goleta Union School District lot to direct guests. This lot would have a surplus of spaces and would not be fully occupied for events greater than 195 to 800 guests.

5. Implement "Use Crosswalk" signs and arrows to guide pedestrians from the Goleta Union School District lot to the crosswalk at the Berkeley Road/Fairview Avenue intersection as shown on Figure 4. The parking attendant stationed at the entrance of the Goleta Union School District lot would direct guests to the crosswalk.

Scenario 3: Event with up to 1,500 Guests (once a year) - Requires signage on City streets and/or traffic control monitors will require an encroachment permit

For the once-a-year event with up to 1,500 guests, additional parking lots would be utilized (Good Shephard Lutheran Church, Restoration Church and the SB Charter & Goleta Valley Junior High School lots). Shuttle services would be available at the SB Charter & Goleta Valley Junior High School lots at a frequency of 1 shuttle every 10 to 15 minutes. All shuttles would access the Project site via Stow Canyon Road. The shuttles would drop-off/pick up guests at the van/bus drop-off/pick up zone and continue south onsite to exit the site via the Christian Science Church lot as shown on Figure 5. It is noted that the 46 onsite spaces would be available during the event.

The Project includes the following operational features to manage access and parking for events with up to 1,500 guests:

1. All employees and vendors directed to park in the Good Shepard Lutheran Church lot or the SB Charter & Goleta Valley Junior High School lots after unloading their vehicles.
2. Signage would be added on adjacent neighborhood streets to restrict event parking.
3. Provide information and maps on the website and with any pre-purchased tickets to direct attendees to the off-site parking areas
4. When the onsite and Christian Science Church lots are nearly full, staff would implement "Special Event Parking" signs and arrows along Fairview Avenue and Stow Canyon Road to direct vehicles to the Goleta Union School District lot as shown on Figure 4. A parking attendant would be stationed at the entrance of the Goleta Union School District lot to direct guests.
5. Implement "Use Crosswalk" signs and arrows to guide pedestrians from the Goleta Union School District lot to the crosswalk at the Berkeley Road/Fairview Avenue intersection as shown on Figure 4. The parking attendant stationed at the entrance of the Goleta Union School District lot would direct guests to the crosswalk.
6. When the Goleta Union School District lot is nearly full, staff would implement "Special Event Parking" signs and arrows along Fairview Avenue, Stow Canyon Road and Berkeley Road to direct vehicles to the Good Shepard Lutheran Church lot as shown on Figure 6. A parking attendant would be stationed at the entrance of the Good Shepard Lutheran Church lot to direct guests.

7. When the Good Shepard Lutheran Church lot is nearly full, staff would implement "Special Event Parking" signs along Fairview Avenue, Stow Canyon Road and Berkeley Road to direct vehicles to the Restoration Church and SB Charter & Goleta Valley Junior High School lots as shown on Figure 7. A parking attendant would be stationed at the entrance of the two lots to direct guests. Guests at these lots would be shuttled to the site. In the case that some guests choose to walk to the Project site rather than utilize the shuttle, a CHP officer would be stationed at the Stow Canyon Road/Fairview Avenue intersection to guide pedestrians across Fairview Avenue.
8. With the event occurring throughout the entire day, turnover within the lots would be anticipated. A parking attendant would monitor the occupancy of the parking lots and redirect vehicles into the lots once they become available again.

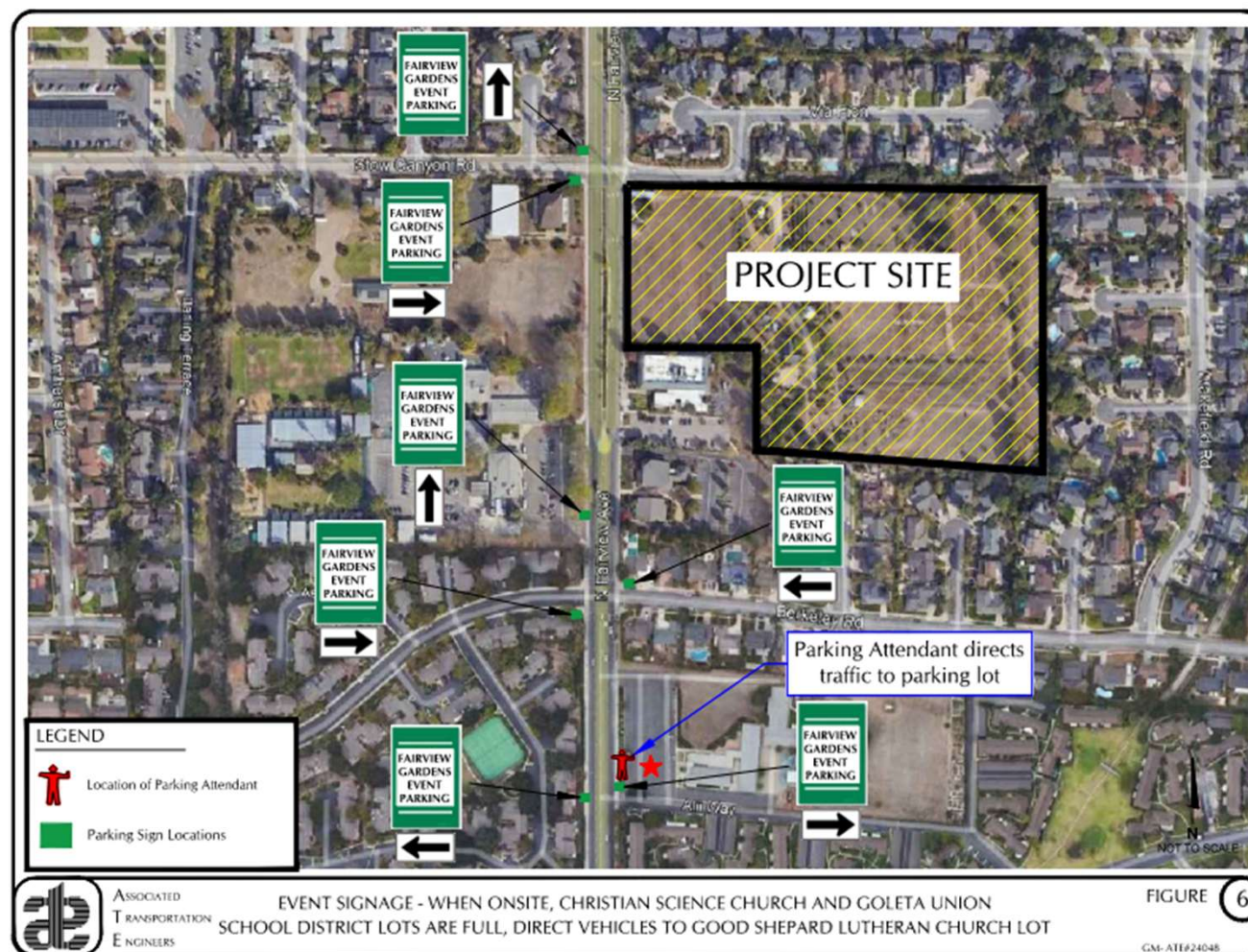


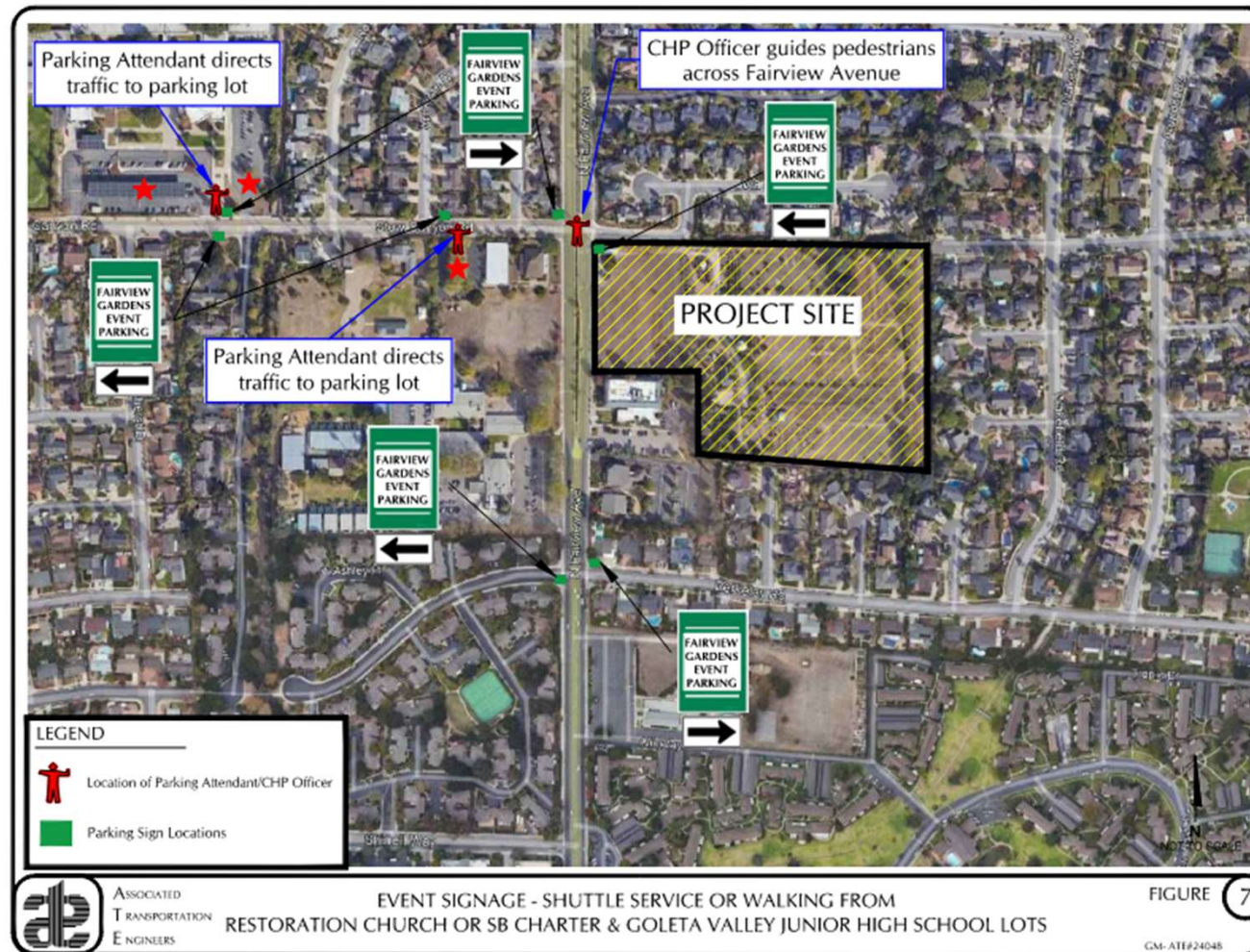
ASSOCIATED
TRANSPORTATION
ENGINEERS

PARKING LOCATIONS

FIGURE 3

GM-ATF#24048





Associated Transportation Engineers - Fairview Gardens Project #24048
Parking Demand Worksheet - Events

EVENTS WITH 195 ATTENDEES

Project Component	AVO	Vehicles	Peak onsite	Parking Demand
EVENT SIZE 195 Guests Drive(a)	2.0	98	100%	98
EMPLOYEES 13 Employees(b)	1.1	12	100%	12
Project Total:				110

(a) Trip generation estimates assume an average vehicle occupancy (AVO) of 2.0 attendees per vehicle for guests.
Analysis assumes that 100% of guests would be onsite throughout the event.

(b) Analysis assumes 1.1 AVO for employees. Includes 8 employees living onsite.

EVENTS WITH 250 ATTENDEES

Project Component	AVO	Vehicles	Peak onsite	Parking Demand
EVENT SIZE 250 Guests Drive(a)	2.0	125	100%	125
EMPLOYEES 18 Employees(b)	1.1	16	100%	16
Project Total:				141

(a) Trip generation estimates assume an average vehicle occupancy (AVO) of 2.0 attendees per vehicle for guests.
Analysis assumes that 100% of guests would be onsite throughout the event.

(b) Analysis assumes 1.1 AVO for employees. Includes 8 employees living onsite.

EVENTS WITH 500 ATTENDEES

Project Component	AVO	Vehicles	Peak onsite	Parking Demand
EVENT SIZE 500 Guests Drive(a)	2.5	200	60%	120
EMPLOYEES 18 Employees(b)	1.1	16	100%	16
Project Total:				136

(a) Trip generation estimates assume an average vehicle occupancy (AVO) of 2.5 attendees per vehicle for guests.
Analysis assumes a peak of 60% of guests would be onsite throughout the event at any given time.

(b) Analysis assumes 1.1 AVO for employees. Includes 8 employees living onsite.

EVENTS WITH 800 ATTENDEES

Project Component	AVO	Vehicles	Peak onsite	Parking Demand
EVENT SIZE 800 Guests Drive(a)	2.5	320	50%	160
EMPLOYEES 23 Employees(b)	1.1	21	100%	21
Project Total:				181

(a) Trip generation estimates assume an average vehicle occupancy (AVO) of 2.5 attendees per vehicle for guests.
Analysis assumes a peak of 50% of guests would be onsite throughout the event at any given time.

(b) Analysis assumes 1.1 AVO for employees. Includes 8 employees living onsite.

EVENTS WITH 1,500 ATTENDEES

Project Component	AVO	Vehicles	Peak onsite	Parking Demand
EVENT SIZE 1,500 Guests Drive(a)	2.5	600	80%	480
EMPLOYEES 43 Employees(b)	1.1	39	100%	39
Project Total:				519

(a) Trip generation estimates assume an average vehicle occupancy (AVO) of 2.5 attendees per vehicle for guests.
Analysis assumes a peak of 80% of guests would be onsite throughout the event at any given time.

(b) Analysis assumes 1.1 AVO for employees. Includes 8 employees living onsite.



- In all cases, we assume no event music or loudspeakers would be placed within the 20ft (6m) setback at any property line.
- “Quiet” background music intended to allow people to converse without effort, such as would occur at an outside cocktail party or dinner event, is anticipated to be compliant anywhere on the property, without mitigation. This is music below 65 dBA (at a 10-foot distance).
- Music performances/productions, DJ’d events and amplified spoken word can have a wide range of sound levels, particularly if amplified. Music that may be a focus of the event but is meant to still allow for conversation at a close range without extreme speaking effort is at approximately 75 dBA (at 10 feet). This type of event can occur anywhere along/near the east, north, or south property lines with mitigation, or at least 150 feet from any property line without mitigation during daytime hours (i.e., until 7pm).

- **Festivals and Events with Amplified or Unamplified Music:** Amplified and unamplified events/concerts intended for a large audience of 95 dBA at 10 feet should not be permitted anywhere on site. 95 dBA is a typical level (LAeq) for the center of the audience at a live, ticketed music venue. This would be the level we typically establish for a ticketed rock concert or even some extremely lively wedding reception parties.¹

It is our understanding that this is not the intent of the events at Fairview Gardens, and we assume that a level of 95dBA at 10feet from the loudspeakers/instruments will not occur. However, amplified concerts of approximately 85 dBA at 10 ft can work anywhere on the property with mitigation, and are anticipated to comply with the County Code.

The music events at Fairview Gardens' events are anticipated to allow for the audience/patrons to be able to carry on a close conversation with a raised voice but not yelling when standing in front of the stage. Evening events (between 7 and 10 pm) should be mitigated, and daytime events should be mitigated if they are within 150 ft of a property line. Mitigation can be stacked, gapless, hay bale "walls" assumed to be 6 feet or higher in height, or at least as high at the top of the loudspeakers / instruments. Solidly constructed barriers such as buildings and walls (CMU; gabion; stucco on framing; mass-loaded vinyl acoustic fencing; etc.) of course also work well. Barriers should extend laterally beyond the sides of loudspeakers/instruments to the extent possible. Locating barriers as close as possible behind a music production/band, creating a backdrop/bandshell, is

required. Mitigation should be located between the nearest sensitive receptors and the sound source, and as close to the sound source as possible.

- Considering again that it may be difficult for most people to identify, e.g., 95 dBA versus 85 dBA while standing near loudspeakers or a band, we reconfirm the Self-Management of Sound Levels information that were included in Section 5.1 of our report (dated August 19, 2021). Internal cell-phone microphones are not calibrated, and cell-phone decibel level apps do not provide a calibrated result.



Story Pole 1A Library



Story Pole 1B Library



Story Pole 2A Market



Story Pole 2B by Market





Story Pole 3B Access