

## **ATTACHMENT 8**

**Project Plans (11" x 17" reductions)**

# RESIDENCE INN BY MARRIOTT

## GOLETA, CALIFORNIA



**GENE FONG ASSOCIATES**  
ARCHITECTURE - PLANNING - INTERIORS  
100 WESTWOOD BLVD. LOS ANGELES, CA 90024  
310-209-7800 310-209-7818 FAX

PROJECT:  
**RESIDENCE INN BY MARRIOTT**

GOLETA CALIFORNIA

OWNER:  
**R.D. OLSON DEVELOPMENT**  
2523 MAIN STREET, THIRD FLOOR  
EVING, CA 92614  
949-474-2001  
949-223-9777 FAX

SUBMITTALS:

7/25/08	PLANNING COMMISSION SUBMIT
8/20/07	MARRIOTT 30X REVIEW RESUBMITTAL
7/20/07	MARRIOTT 30X SUBMIT

REVISIONS:

REDESIGN SUBMITTAL

CONSULTANT:

SHEET TITLE:

COVER SHEET

SCALE:  
AS NOTED

DATE:  
7/25/08

PHASE:  
DESIGN DEVELOPMENT

JOB NUMBER:  
0650

SHEET NUMBER:

**A-0.1**

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### PROJECT TEAM

**STRUCTURAL ENGINEER:**

WEIDLINGER ASSOCIATES INC  
4551 GLENCOE AVENUE, STE. 350  
MARINA DEL REY, CA 90024  
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(310) 315-8431 FAX  
CONTACT: BRIAN COCHRAN

**CIVIL ENGINEER:**

PENFIELD & SMITH ENGINEERS  
111 E. VICTORIA STREET  
P.O. BOX 98  
SANTA BARBARA, CA 93101  
(805) 963-9532  
(805) 966-9801 FAX  
CONTACT: DON E. DONALDSON

**MECH./ELECT./PLUMB. ENGINEER:**

ROBISON ENGINEERING, INC.  
20300 19th AVENUE NE  
SHORELINE, WA 98155  
(206) 364-3343  
(206) 364-3363 FAX  
CONTACT: MARK ROBISON

**SURVEY:**

PENFIELD & SMITH ENGINEERS  
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(805) 963-9532  
(805) 966-9801 FAX  
CONTACT: DON E. DONALDSON

**LANDSCAPE ARCHITECT:**

KATIE O'REILLY ROGERS  
114 EAST DAY LA GUERRA, STE. 4  
SANTA BARBARA, CA 93101  
(805) 963-2857  
CONTACT: KATIE ROGERS

**SOILS ENGINEER:**

PACIFIC MATERIALS LABORATORY  
35 S. LA PATERA LANE  
P.O. BOX 95  
GOLETA, CA 93116  
(805) 964-6901  
CONTACT: RONALD J. PIKE

**ENVIRONMENTAL CONSULTANT:**

DUDEK  
621 CHAPALA ST.  
SANTA BARBARA, CA. 93101  
(805) 963-0651x3521  
(805) 963-2074 FAX  
CONTACT: KENNETH E. MARSHALL

### PROJECT SUMMARY

**NET SITE AREA:**  
NET SITE AREA TOTAL = 3.79 ACRES = 164,957 S.F.

**ZONING:**  
PROPOSED ZONE CHANGE TO BUSINESS PARK WITH HOTEL OVERLAY DISTRICT

**LANDSCAPE AREA:**  
REQUIRED  
30% REQUIRED LANDSCAPE = 49,487.0 S.F.  
PROVIDED  
32.5% PROVIDED = 53,649.0 S.F.

**BUILDING AREA:**  
**PUBLIC AREA:**  
GROUND FLOOR  
LOBBY/REGISTRATION/CIRCULATION = 2,292 S.F.  
ADMINISTRATION = 942 S.F.  
PUBLIC RESTROOMS/TELEPHONES = 384 S.F.  
CONFERENCE/MEETING ROOMS = 1,875 S.F.  
COMPLIMENTARY BREAKFAST/DINING = 1,822 S.F.  
STORAGE = 321 S.F.  
BACK OF HOUSE = 3,382 S.F.  
STAIRS = 884 S.F.  
ELEVATORS = 591 S.F.  
CYM = 563 S.F.  
GUEST LAUNDRY = 285 S.F.  
SUB-TOTAL = 13,341 S.F.  
PUBLIC AREA TOTAL = 13,341 S.F.

**GUEST SUITES:**  
**GROUND FLOOR**  
SUITES = 20,830 S.F.  
MAID'S = 0 S.F.  
STORAGE/EQUIPMENT = 302 S.F.  
CORRIDOR = 3,549 S.F.  
SUB-TOTAL = 24,681 S.F.  
**SECOND FLOOR**  
SUITES = 25,365 S.F.  
MAID'S = 205 S.F.  
STORAGE/EQUIPMENT = 692 S.F.  
CORRIDOR = 4,318 S.F.  
SUB-TOTAL = 30,580 S.F.  
**THIRD FLOOR**  
SUITES = 26,165 S.F.  
MAID'S = 205 S.F.  
STORAGE/EQUIPMENT = 373 S.F.  
CORRIDOR = 4,327 S.F.  
SUB-TOTAL = 31,070 S.F.  
GUEST SUITES TOTAL = 86,331 S.F.

HOTEL TOTAL AREA = 13,341 S.F. (PUBLIC AREA) + 86,331 S.F. (GUEST SUITES) = 99,672 S.F.

**F.A.R.:** 99,672 / 164,957 = .60 F.A.R.  
**TOTAL BUILDING FOOTPRINT:** HOTEL FOOTPRINT + POOL HOUSE = 38,022 + 152 = 38,174 S.F.  
**SITE COVERAGE:** BUILDING FOOTPRINT / NET SITE AREA = 38,174 / 164,957 = 23.14 %

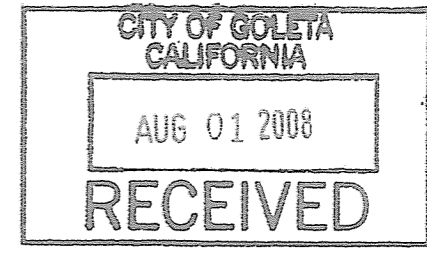
		STUDIO KING	STUDIO DBL QUEEN	1-BED KING	2-BED KING/QUEEN	2-BED KING/DBL QUEEN	TOTAL
STANDARD	GROUND FLOOR	26	1	4	5	1	37
	SECOND FLOOR	31	2	8	5	1	47
	THIRD FLOOR	31	2	10	5	1	49
ADA	GROUND FLOOR	1	1	1	0	0	3
	SECOND FLOOR	1	0	0	0	0	2
	THIRD FLOOR	2	0	0	0	0	2
<b>TOTAL</b>		<b>92</b>	<b>6</b>	<b>24</b>	<b>15</b>	<b>3</b>	<b>140</b>

**PARKING REQUIRED: GUEST ROOMS**  
TOTAL NUMBER OF UNITS = 140 UNITS  
SUB-TOTAL OF REQUIRED PARKING = 140 UNITS X 1.0 SPACES/UNIT = 140 SPACES  
**EMPLOYEES**  
1 PER 5 EMPLOYEES = 20 EMPLOYEES / 5 = 4 SPACES  
**TOTAL PARKING SPACES REQUIRED = 144 SPACES**

**PARKING PROVIDED:**  
STANDARD PARKING SPACES = 96 SPACES  
COMPACT PARKING SPACES = 27 SPACES  
HANDICAP PARKING SPACES = 6 SPACES  
PARKING SPACES PROVIDED ON SITE = 129 SPACES  
PARKING SPACES ALLOCATED FROM ADJACENT PROPERTY = 30 SPACES  
**TOTAL PARKING SPACES PROVIDED = 159 SPACES**

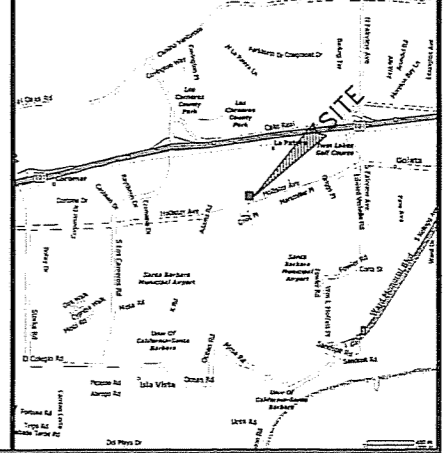
### SHEET INDEX

- A-0.1 COVER SHEET
- A-1.1 OVERALL SITE PLAN
- A-1.2 SITE PLAN
- A-2.1 GROUND FLOOR
- A-2.2 SECOND FLOOR
- A-2.3 THIRD FLOOR
- A-2.4 ROOF PLAN
- A-3.1 EXTERIOR ELEVATIONS
- A-4.1 BUILDING SECTIONS
- A-4.2 BUILDING SECTIONS

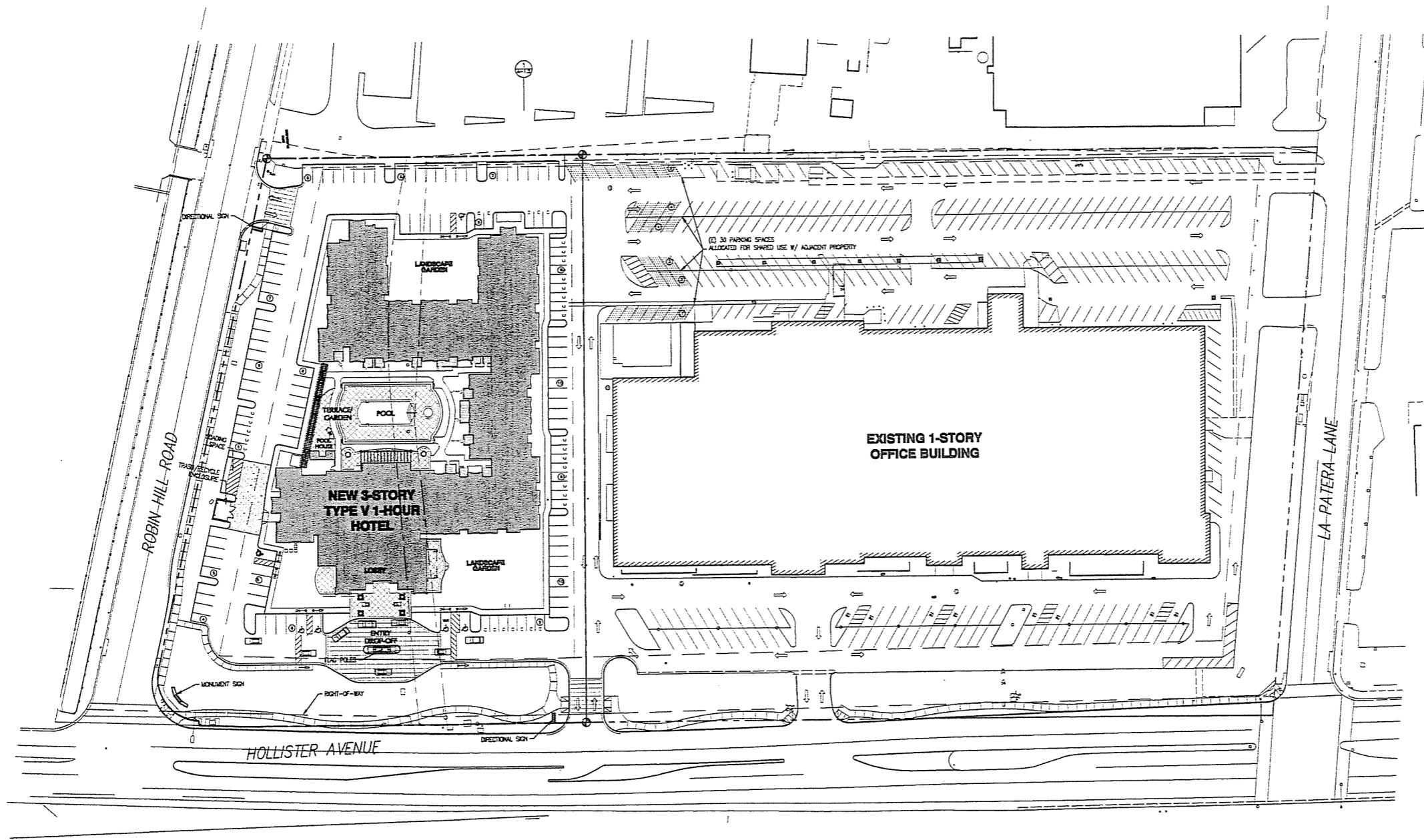


### FIRE NOTE

### VICINITY MAP



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 120 WESTWOOD BLVD., LOS ANGELES, CA 90024  
 310 • 209 • 7825 310 • 209 • 7814 FAX

PROJECT:  
**RESIDENCE INN BY MARRIOTT**

GOLETA CALIFORNIA

OWNER:  
**R.D. OLSON DEVELOPMENT**  
 2833 MAIN STREET, THIRD FL.  
 IRVINE, CA 92614  
 949-434-5001  
 949-222-3777 FAX

SUBMITTALS:


7/25/08 PLANNING COMMISSION SUBMIT  
 8/22/07 MARRIOTT 30% REVIEW REVISIONS  
 7/27/07 MARRIOTT 30% REVIEW

REVISIONS:

REDESIGN SUBMITTAL

CONSULTANT:

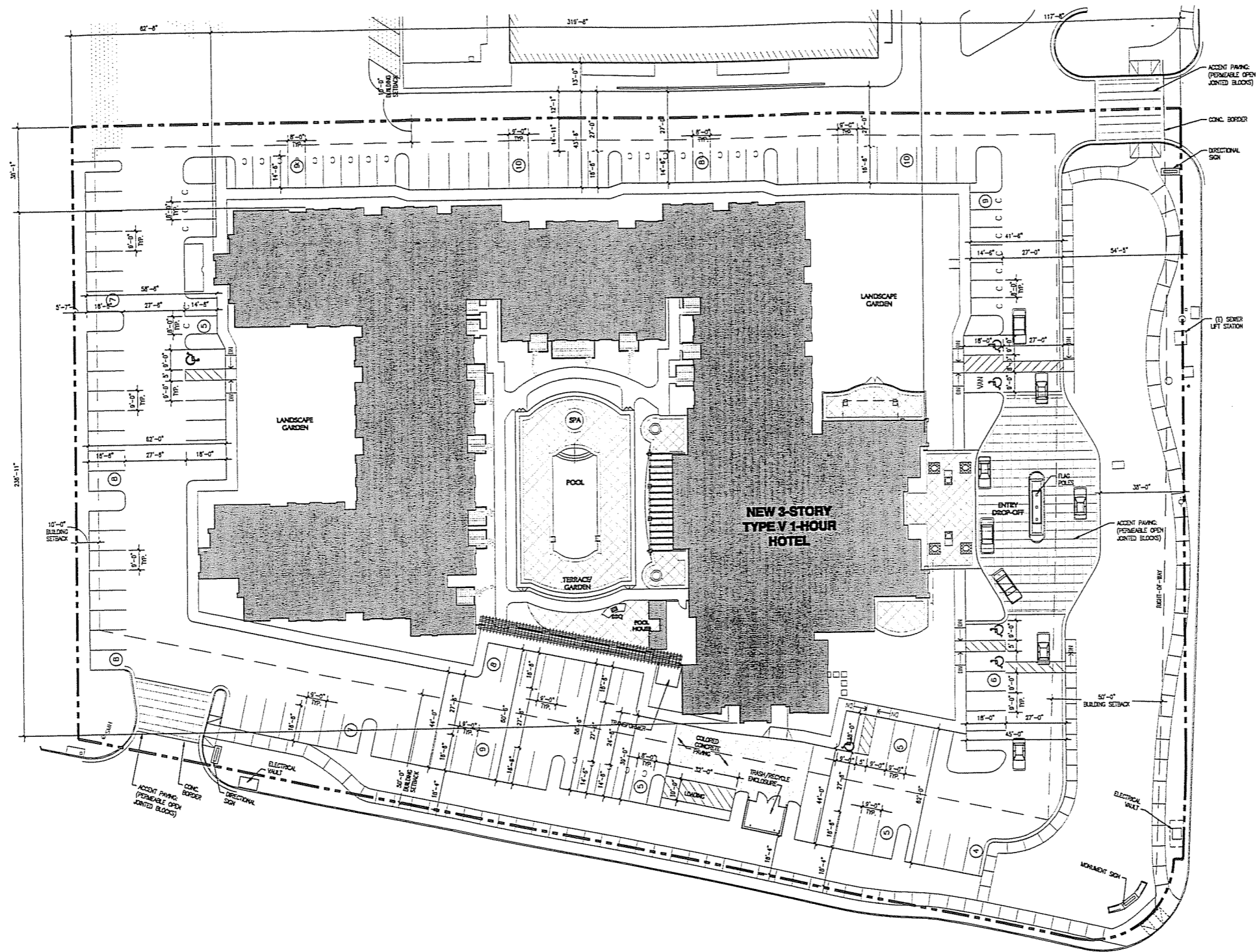
OVERALL SITE PLAN

SCALE:  
 1"=40'  
 DATE:  
 7/25/08  
 PHASE:  
 DESIGN DEVELOPMENT  
 JOB NUMBER:  
 0650  
 SHEET NUMBER:

**A-1.1**

**OVERALL SITE PLAN**





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PROJECT:  
**RESIDENCE INN BY MARRIOTT**

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SUBMITTALS:

7/25/08	PLANNING
8/20/07	COMMISSION SUBMIT
8/20/07	MARRIOTT JOB REVIEW RESUBMITTAL
7/29/07	MARRIOTT JOB REVIEW

REVISIONS:


REDESIGN SUBMITTAL

CONSULTANT:

SHEET TITLE:  
**SITE PLAN**

SCALE:  
1" = 20'  
DATE:  
7/25/08  
PHASE:  
DESIGN DEVELOPMENT  
JOB NUMBER:  
0650  
SHEET NUMBER:

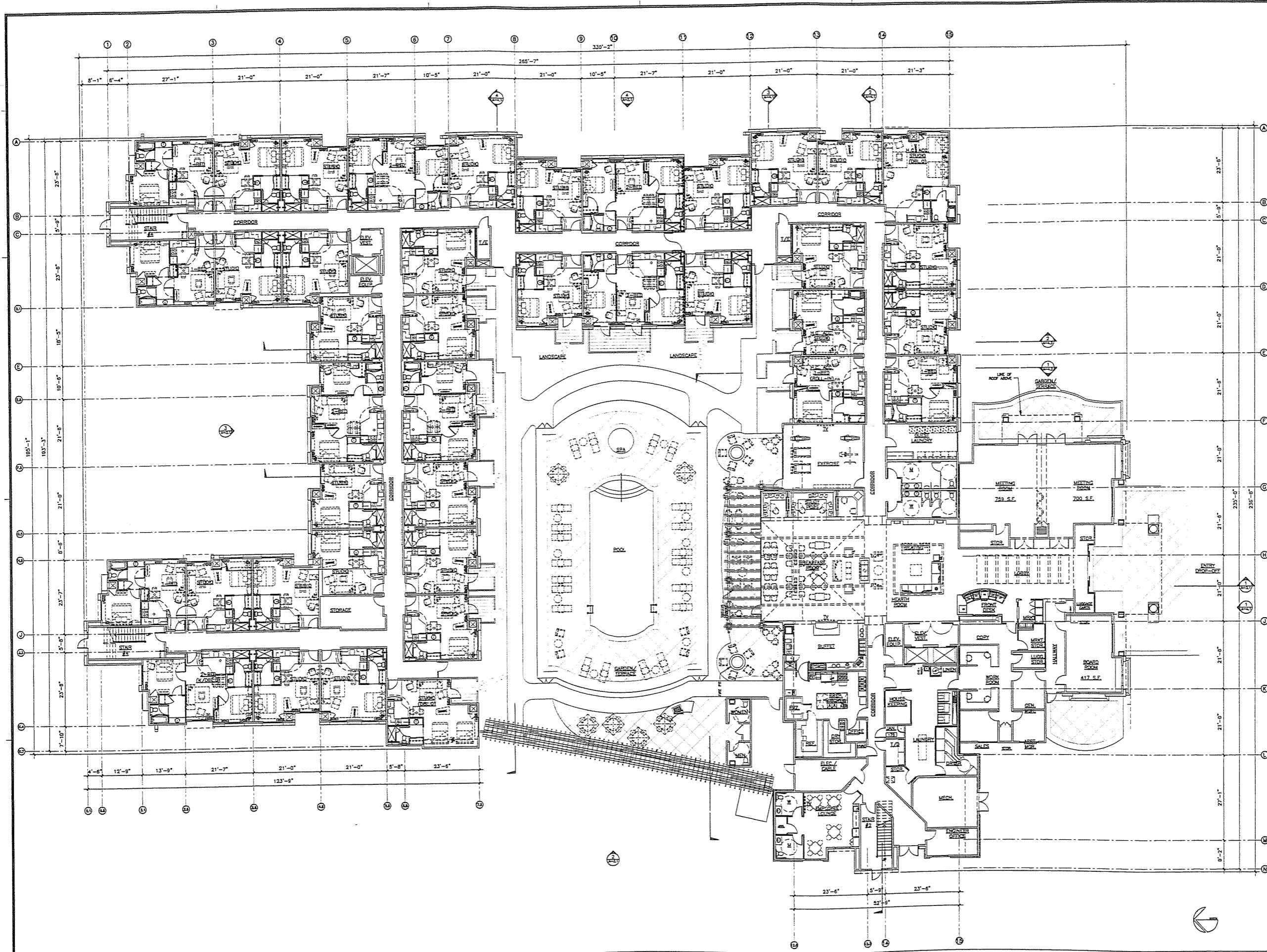
**A-1.2**

**SITE PLAN**

SCALE  
1/20" = 1'-0" 1



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**GROUND FLOOR PLAN**



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PROJECT:  
**RESIDENCE INN BY MARRIOTT**

**GOLETA CALIFORNIA**

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 2555 MAIN STREET, THIRD FLOOR  
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 949-454-8271  
 949-222-3777 FAX

SUBMITTALS:

DATE	DESCRIPTION
7/25/08	PLANNING COMMISSION SUBMITTAL
8/20/07	MARRIOTT 30% REVIEW RESUBMITTAL
7/20/07	MARRIOTT 30% REVIEW

REVISIONS:

NO.	DATE	DESCRIPTION

**REDESIGN SUBMITTAL**

CONSULTANT:

SHEET TITLE:  
**GROUND FLOOR PLAN**

SCALE:  
 AS NOTED

DATE:  
 7/25/08

PHASE:  
 DESIGN DEVELOPMENT

JOB NUMBER:  
 0650

SHEET NUMBER:

**A-2.1**



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PROJECT:  
**RESIDENCE INN BY MARRIOTT**

**GOLETA CALIFORNIA**

OWNER:  
**R.D. OLSON DEVELOPMENT**  
2053 MAIN STREET, THIRD FLR.  
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949 • 44 • 2271  
949 • 223-3777 FAX

SUBMITTALS:


REVISIONS:


**REDESIGN SUBMITTAL**

CONSULTANT:


SHEET TITLE:

**SECOND FLOOR PLAN**

SCALE: AS NOTED

DATE: 7/25/08

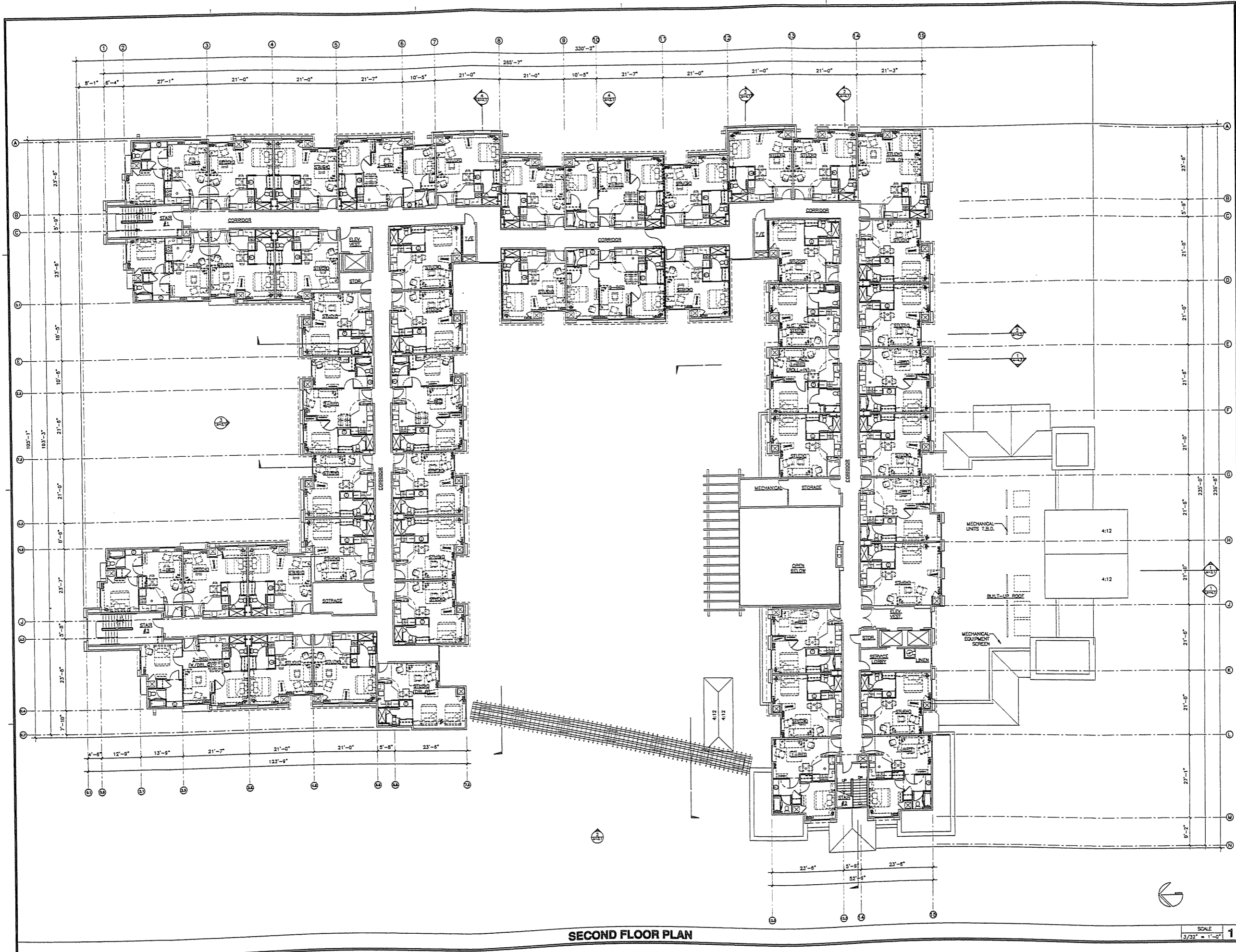
PHASE: DESIGN DEVELOPMENT

JOB NUMBER: 0650

SHEET NUMBER:

**A-2.2**

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**SECOND FLOOR PLAN**

SCALE 1/32" = 1'-0" **1**



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PROJECT:  
**RESIDENCE INN BY MARRIOTT**

**GOLETA CALIFORNIA**

OWNER:  
**R.D. OLSON DEVELOPMENT**  
2555 MAIN STREET, THIRD FLOOR  
IRVINE, CA 92614  
949 434-3271  
949 233-3777 FAX

SUBMITTALS:

DATE	DESCRIPTION
7/25/08	PLANNING COMMISSION SUBMITTAL
8/20/07	MARRIOTT 30% REVIEW REDESIGN SUBMITTAL
7/20/07	MARRIOTT 30% REVIEW

REVISIONS:

NO.	DATE	DESCRIPTION
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**REDESIGN SUBMITTAL**

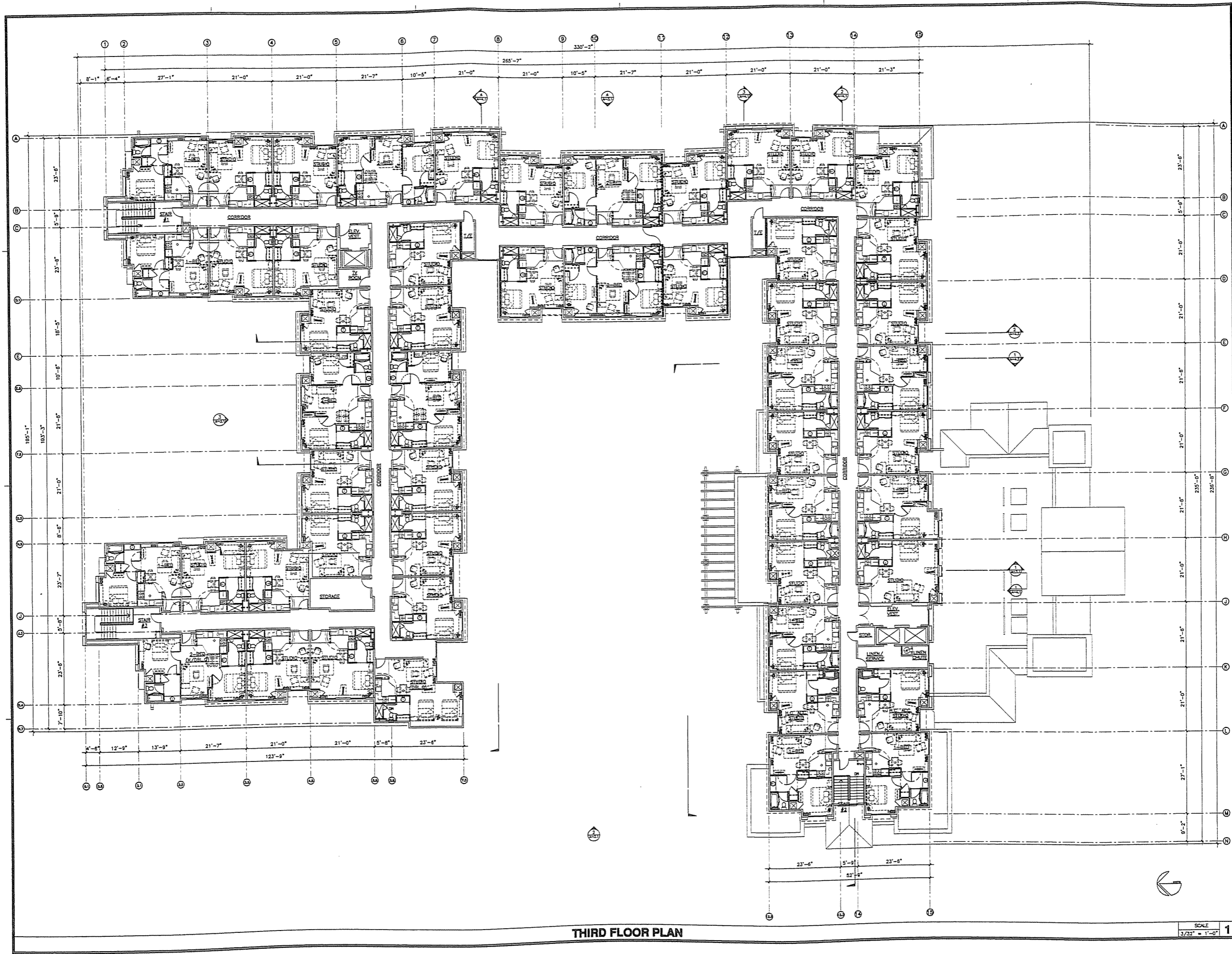
CONSULTANT:

SHEET TITLE:  
**THIRD FLOOR PLAN**

SCALE:  
AS NOTED  
DATE:  
7/25/08  
PHASE:  
DESIGN DEVELOPMENT  
JOB NUMBER:  
0650  
SHEET NUMBER:

**A-2.3**

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**THIRD FLOOR PLAN**

SCALE:  
3/32" = 1'-0"



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PROJECT:  
**RESIDENCE INN BY MARRIOTT**

GOLETA, CALIFORNIA

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**R.D. OLSON DEVELOPMENT**  
 2851 MAIN STREET, THIRD FLOOR  
 IRVING, CA 92614  
 (949) 614-2001  
 (949) 232-5777 FAX

SUBMITTALS:


7/25/08	PLANNING COMMISSION SUBMIT
8/20/07	MARRIOTT JCM REVIEW RESUBMITTAL
7/20/07	MARRIOTT JCM REVIEW

REVISIONS:


REDESIGN SUBMITTAL

CONSULTANT:

SHEET TITLE:

ROOF PLAN

SCALE:

AS NOTED

DATE:

7/25/08

PHASE:

DESIGN DEVELOPMENT

JOB NUMBER:

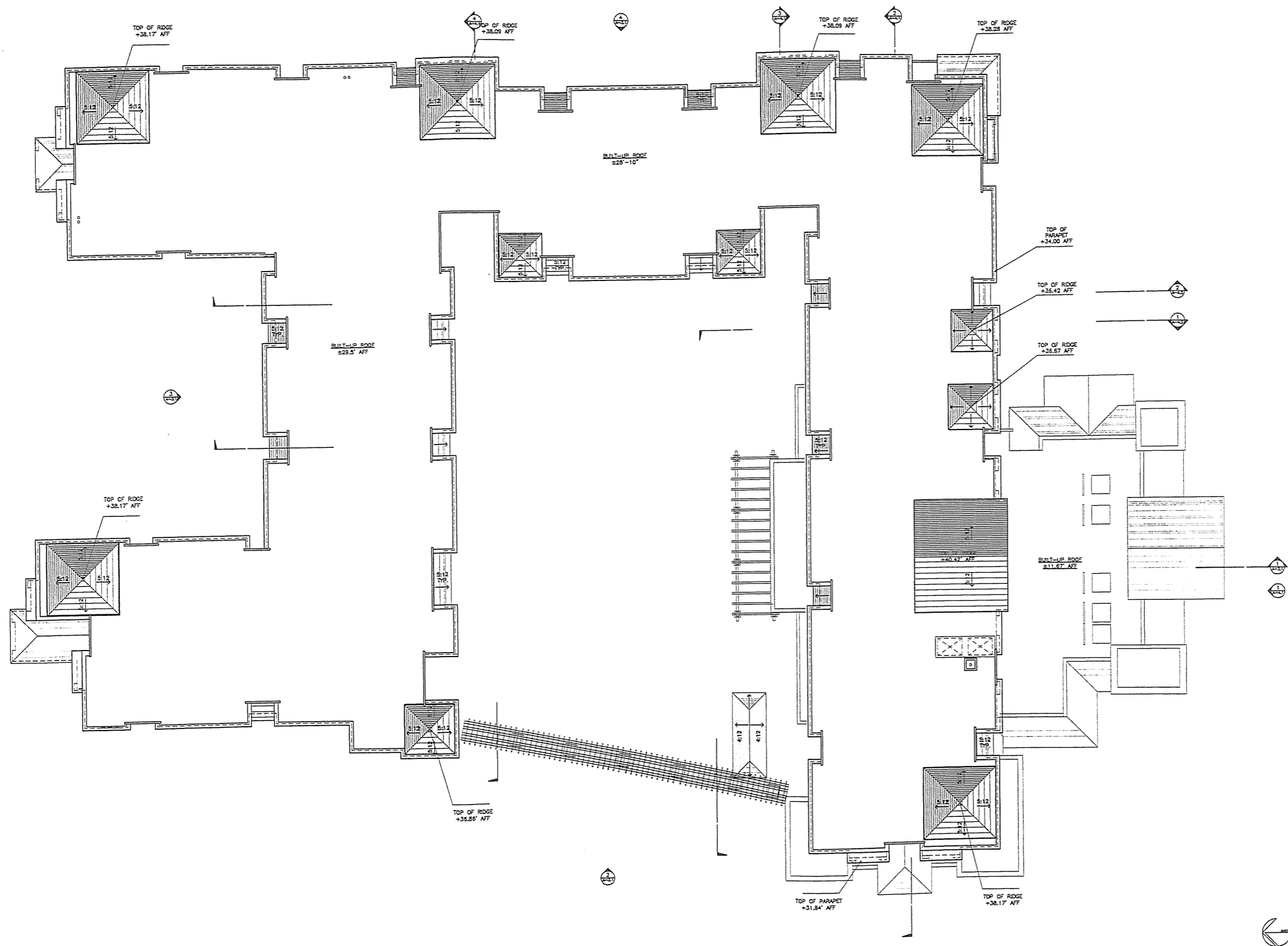
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SHEET NUMBER:

**A-2.4**

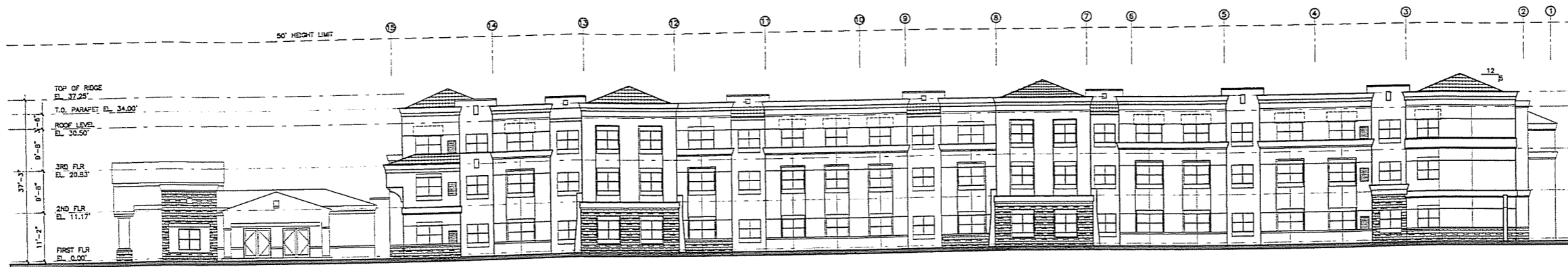
SCALE: 3/32" = 1'-0" 1

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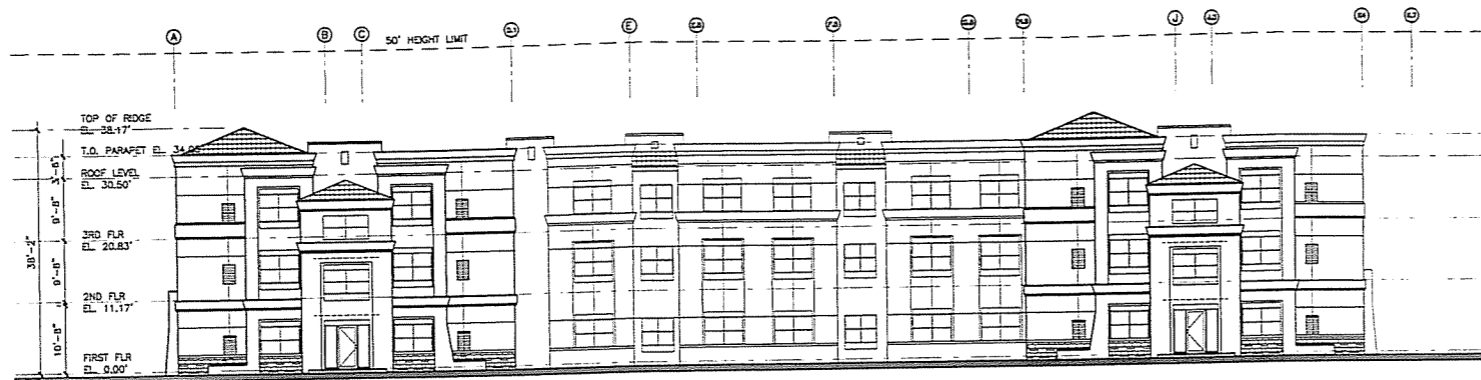


ROOF PLAN





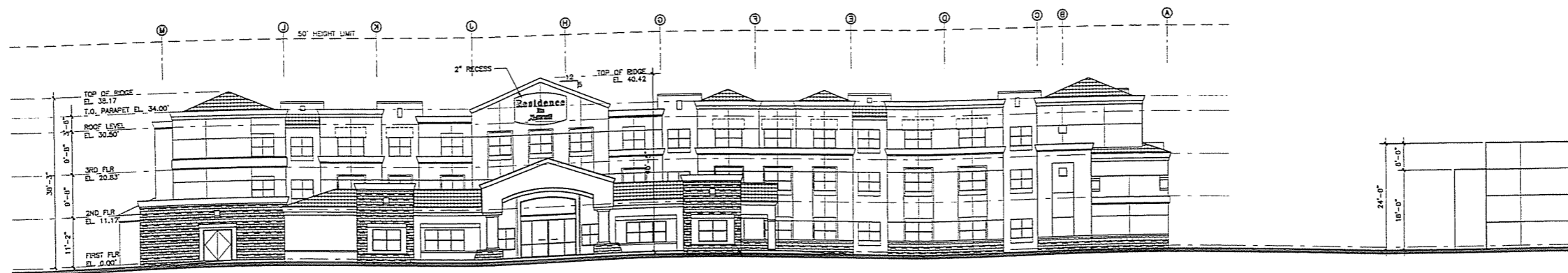
**EAST ELEVATION** SCALE 3/32"=1'-0" 4



**NORTH ELEVATION** SCALE 3/32"=1'-0" 3



**WEST ELEVATION** SCALE 3/32"=1'-0" 2



**SOUTH ELEVATION - HOLLISTER AVE.** SCALE 3/32"=1'-0" 1



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PROJECT:  
**RESIDENCE INN BY MARRIOTT**  
  
GOLETA CALIFORNIA

OWNER:  
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255 MAIN STREET, THIRSD FLD.  
EVING, CA 92614  
949 474-3071  
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SUBMITTALS:

7/25/08	PLANNING COMMISSION SUBMITTAL
8/20/07	MARRIOTT 30% REVIEW RESUBMITTAL
7/20/07	MARRIOTT 30% REVIEW

REVISIONS:


**REDESIGN SUBMITTAL**

CONSULTANT:

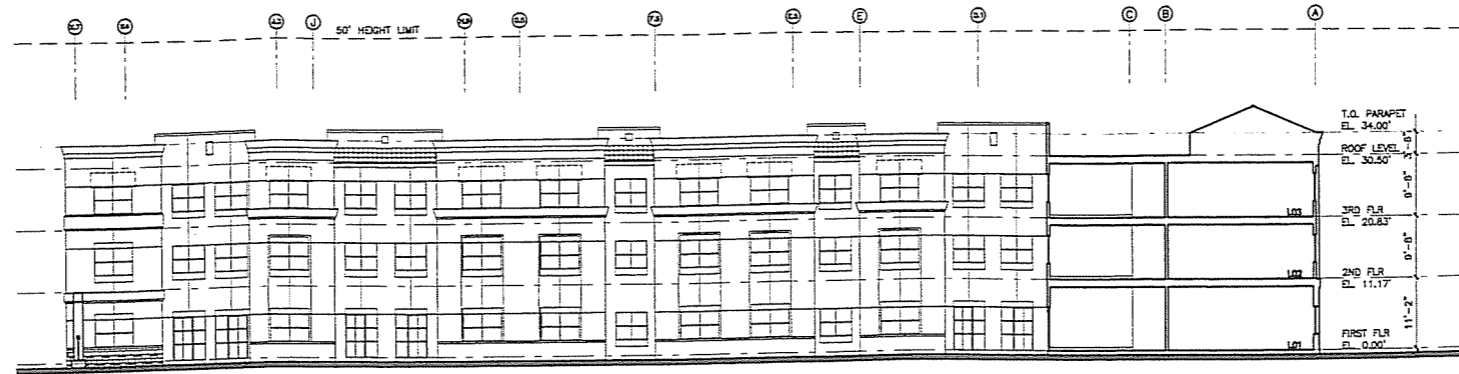
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**EXTERIOR ELEVATIONS**

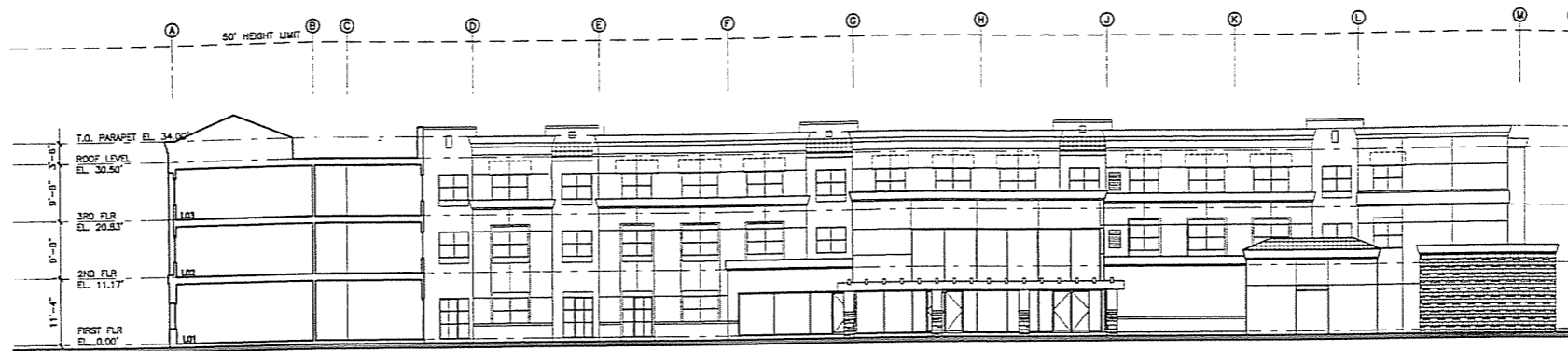
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DATE: 7/25/08  
PHASE: DESIGN DEVELOPMENT  
JOB NUMBER: 0650  
SHEET NUMBER:

**A-3.1**

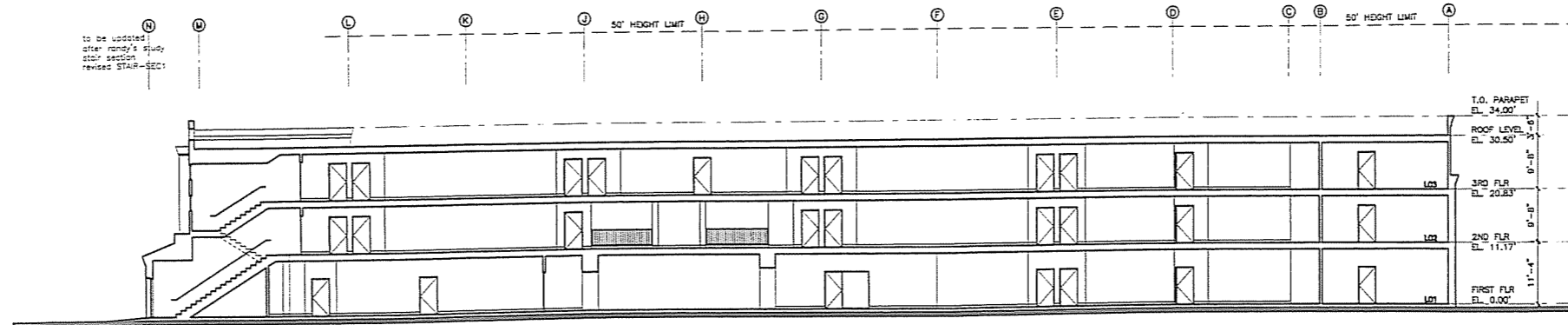
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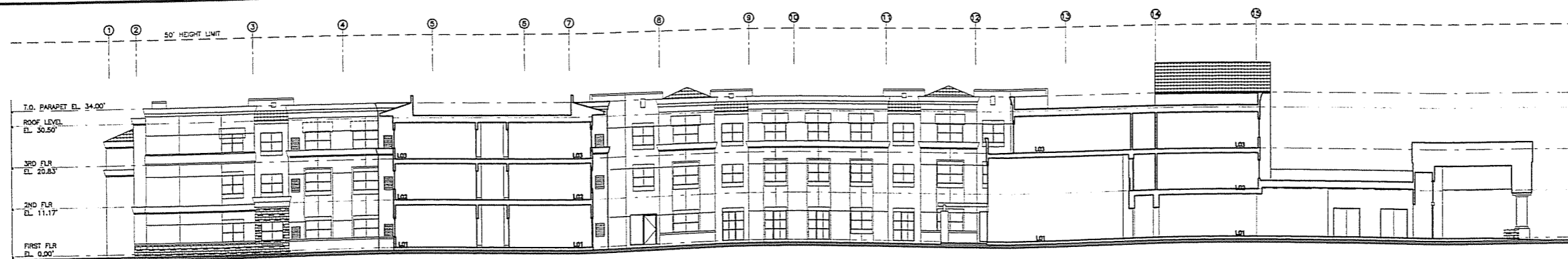
SECTION 4 SCALE 3/32"=1'-0"



SECTION 3 SCALE 3/32"=1'-0"



SECTION - THRU STAIR #2 SCALE 3/32"=1'-0"



SECTION - THRU LOBBY / BREAKFAST ROOM SCALE 3/32"=1'-0"



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PROJECT:  
**RESIDENCE INN BY MARRIOTT**

GOLETA CALIFORNIA

OWNER:  
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SUBMITTALS:


7/25/08	PLANNING COMMISSION SUBMITTAL
8/10/07	MARRIOTT 30% REVIEW RESUBMITTAL
7/20/07	MARRIOTT 30% REVIEW

REVISIONS:


REDESIGN SUBMITTAL

CONSULTANT:

SHEET TITLE:

**BUILDING SECTIONS**

SCALE: AS NOTED  
DATE: 7/25/08  
PHASE: DESIGN DEVELOPMENT  
JOB NUMBER: 0650  
SHEET NUMBER:

**A-4.1**

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1105 WILSON BLVD., LOS ANGELES, CA 90017  
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PROJECT:  
RESIDENCE  
INN  
BY MARRIOTT

GOLETA  
CALIFORNIA

OWNER:  
**R.D. OLSON  
DEVELOPMENT**  
2855 MAIN STREET, THIRD FLR.  
RYME, CA 92614  
(949) 434-2857  
(949) 222-3777 FAX

SUBMITTALS:

7/25/08	PLANNING		
8/20/07	COMMISSION SUBMIT.	MARRIOTT 30% REVIEW RESUBMITTAL	
7/25/07	MARRIOTT 30% REVIEW		

REVISIONS:


REDESIGN  
SUBMITTAL

CONSULTANT:

SHEET TITLE:

BUILDING  
SECTIONS

SCALE:

AS NOTED

DATE:

7/25/08

PHASE:

DESIGN DEVELOPMENT

JOB NUMBER:

0650

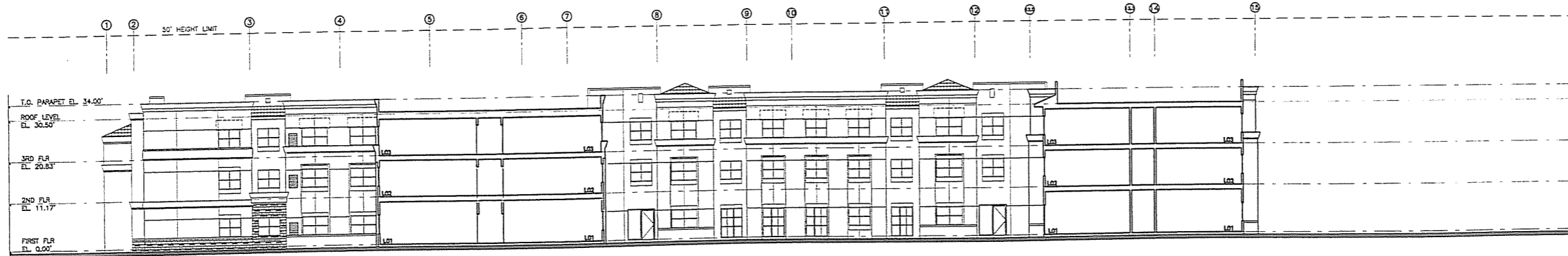
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**A-4.2**

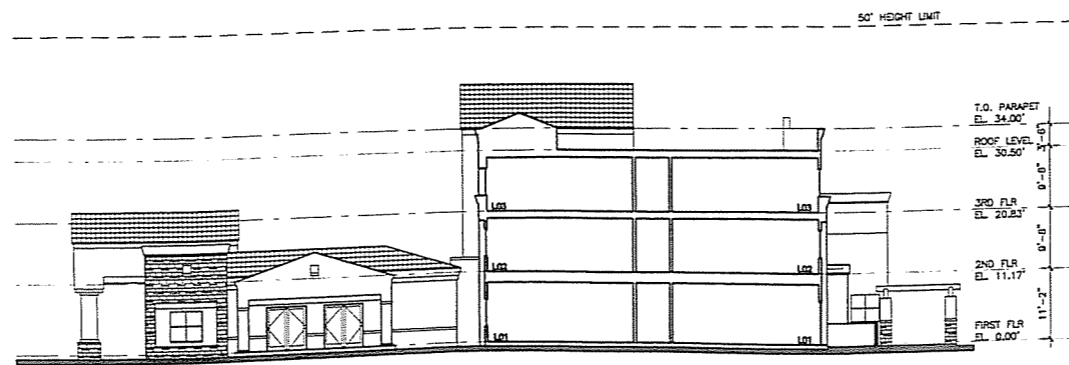
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NOT USED SCALE 1/8"=1'-0" **4**

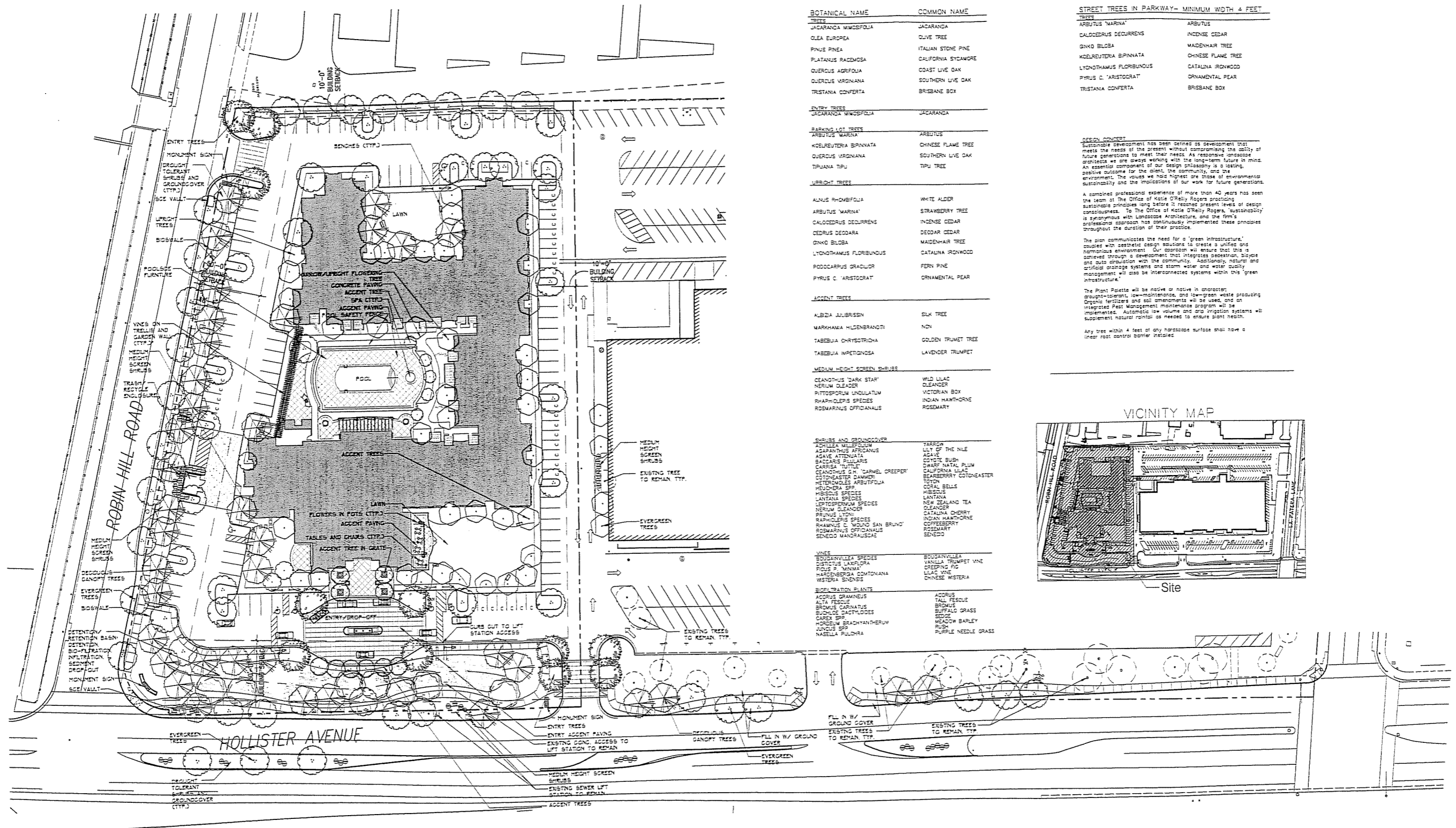
NOT USED SCALE 1/8"=1'-0" **3**



SECTION SCALE 3/32"=1'-0" **2**



SECTION SCALE 3/32"=1'-0" **1**



BOTANICAL NAME	COMMON NAME
<b>TREES</b>	
JACARANDA MIMOSFOJA	JACARANDA
OLEA EUROPEA	OLIVE TREE
PNUS PINEA	ITALIAN STONE PINE
PLATANUS RACEMOSA	CALIFORNIA Sycamore
QUERCUS AGRIFOLIA	COAST LIVE OAK
QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
TRISTANIA CONFERTA	BRISBANE BOX

BOTANICAL NAME	COMMON NAME
<b>ENTRY TREES</b>	
JACARANDA MIMOSFOJA	JACARANDA
<b>PARKING LOT TREES</b>	
ARBUTUS MARINA	ARBUTUS
KOELREUTERIA BIPINNATA	CHINESE FLAME TREE
QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
TRIPUANA TIPU	TIPU TREE

BOTANICAL NAME	COMMON NAME
<b>LANDSCAPE TREES</b>	
ALNUS RHOMBIFOLIA	WHITE ALDER
ARBUTUS MARINA	STRANBERRY TREE
CALOCEDRUS DECURRENS	INCENSE CEDAR
CEDRUS DEODARA	DEODAR CEDAR
GINKO BILOBA	MAIDENHAIR TREE
LYONOTHAMUS FLORIBUNDUS	CATALINA IRONWOOD
PODOCARPUS GRACILIOR	FERN PINE
PHYRUS C. ARISTOCRAT	ORNAMENTAL PEAR

BOTANICAL NAME	COMMON NAME
<b>ACCENT TREES</b>	
ALBIZIA JULIBRISIN	SILK TREE
MARKHAMIA HILDBRANDTII	NCH
TABESBUA CHRYSOTRICHIA	GOLDEN TRUMPET
TABESBUA IMPETROIDES	LAVENDER TRUMPET

BOTANICAL NAME	COMMON NAME
<b>MEDIUM HEIGHT SCREEN SHRUBS</b>	
CELANOTHUS 'DARK STAR'	WLD LILAC
NERIUM OLEANDER	CLEANDER
PITOSPORUM UNULATUM	VICTORIAN BOX
RHAPHIOLEPS SPECIES	INDIAN HAWTHORNE
ROSMARINUS OFFICIANAUS	ROSEMARY

BOTANICAL NAME	COMMON NAME
<b>SHRUBS AND GROUNDCOVER</b>	
ACHILLEA MILEFOLIUM	TARRAGON
AGAVE ATTENUATA	LIT. OF THE NALE
AGAVE ATTENUATA	AGAVE
BACCHARIS PILULARIS	CLIVIE BUSH
CARRISA TUTTLE	CHART NATAL PLUM
CELANOTHUS 'DARK STAR'	CALIFORNIA LILAC
CITRUS AURANTIUM	BEARBERRY COTONEASTER
DIOSCOREA ALATA	TOYON
HELIOPSIS SPECIES	ORLA BELLS
HELIOPSIS SPECIES	HIBISCUS
LANTANA SPECIES	LANTANA
LEPTOSPERMUM SPECIES	NEW ZEALAND TEA
NERIUM OLEANDER	CLEANDER
PHYRUS LYON	CATALINA CHERRY
RHAPHIOLEPS SPECIES	INDIAN HAWTHORNE
RHAPHIOLEPS SPECIES	COFFEEBERRY
ROSMARINUS OFFICIANAUS	ROSEMARY
SENECIO MANDRAUSCAE	SENECIO

BOTANICAL NAME	COMMON NAME
<b>VIRES</b>	
BOUGAINVILLEA SPECIES	BOUGAINVILLEA
DISTICTIS LAKFLORA	VANILLA TRUMPET VINE
FIGUS P. MAMMATA	CREEPING FIG
HARDBERBERGA COMPTONIANA	LILAC VINE
WISTERIA SINENSIS	CHINESE WISTERIA

BOTANICAL NAME	COMMON NAME
<b>SUCCULENT PLANTS</b>	
ACCURUS GRAMMINEUS	ACCURUS
ALTA FESQUE	TALL FESQUE
BROMUS CARINATUS	BROMUS
BUDDOCK DACTYLOIDES	BUFFALO GRASS
CAREX SPP.	SEDGE
HORSING BRACHYANTHERUM	Meadow BARLEY
LUNCUS SPP.	PURPLE NEEDLE GRASS
NAPELLA PULCHRA	

BOTANICAL NAME	COMMON NAME
<b>STREET TREES IN PARKWAY - MINIMUM WIDTH 4 FEET</b>	
ARBUTUS MARINA	ARBUTUS
CALOCEDRUS DECURRENS	INCENSE CEDAR
GINKO BILOBA	MAIDENHAIR TREE
KOELREUTERIA BIPINNATA	CHINESE FLAME TREE
LYONOTHAMUS FLORIBUNDUS	CATALINA IRONWOOD
PHYRUS C. ARISTOCRAT	ORNAMENTAL PEAR
TRISTANIA CONFERTA	BRISBANE BOX

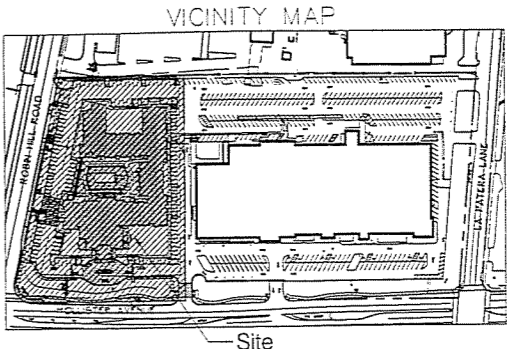
**DESIGN CONCEPT**  
Sustainable development has been defined as development that meets the needs of the present without compromising the ability of future generations to meet their needs. As responsive landscape architects we are always working with the long-term future in mind. An essential component of our design philosophy is a lasting, positive outcome for the client, the community, and the environment. The values we hold highest are those of environmental sustainability and the obligations of our work for future generations.

A combined professional experience of more than 40 years has seen the team at the Office of Katie O'Reilly Rogers practicing sustainable principles long before it reached present levels of design consciousness. To the Office of Katie O'Reilly Rogers, sustainability is synonymous with Landscape Architecture, and the firm's professional approach has continuously implemented these principles throughout the duration of their practice.

The plan communicates the need for a 'green infrastructure,' coupled with aesthetic design solutions to create a unified and harmonious environment. Our approach will ensure that this is achieved through a development that integrates pedestrian, bicycle and auto circulation with the community. Additionally, natural and artificial drainage systems and storm water and water quality management will also be interconnected systems within the 'green infrastructure.'

The Plant Palette will be native or native in character, drought-tolerant, low-maintenance, and low-green waste producing. Organic fertilizers and soil amendments will be used, and an Integrated Pest Management maintenance program will be implemented. Automatic low volume and drip irrigation systems will supplement natural rainfall as needed to ensure plant health.

Any tree within 4 feet of any hardscape surface shall have a linear root control barrier installed.



**EASEMENT NOTES**

- (NUMBER CORRESPONDS TO ITEM NUMBER IN PRELIMINARY TITLE REPORT; NOT ALL EXCEPTION ITEMS ARE NOTED.)
- A VARIABLE WIDTH EASEMENT FOR PUBLIC ROAD PURPOSES AS GRANTED TO THE COUNTY OF SANTA BARBARA IN THE DOCUMENT RECORDED JUNE 4, 1959, AS INSTRUMENT NO. 18325, BOOK 1633, PAGE 99 OF OFFICIAL RECORDS. (ITEM 1)
  - A VARIABLE WIDTH EASEMENT FOR SEWER LINE, WATER COURSE AND DRAINAGE WAY PURPOSES IN THE DOCUMENT RECORDED JANUARY 27, 1961, AS INSTRUMENT NO. 2800, IN BOOK 1820, PAGE 50 OF OFFICIAL RECORDS. (ITEM 2)
  - A VARIABLE WIDTH EASEMENT FOR SANITARY SEWER, WATER COURSE AND DRAINAGE WAY PURPOSES AS GRANTED TO ROBIN HILL CORPORATION AND C. D. WOOLSEY, HAZEL P. WOOLSEY AND DONALD P. WOOLSEY IN THE DOCUMENT RECORDED OCTOBER 20, 1961, AS INSTRUMENT NO. 37444, BOOK 1879, PAGE 144 OF OFFICIAL RECORDS. (ITEM 3)
  - AN EASEMENT FOR PUBLIC ROAD PURPOSES AS GRANTED TO THE COUNTY OF SANTA BARBARA IN THE DOCUMENT RECORDED JANUARY 21, 1972, AS INSTRUMENT NO. 2224, BOOK 2383, PAGE 902 OF OFFICIAL RECORDS. (ITEM 4)
  - A VARIABLE WIDTH EASEMENT FOR PUBLIC UTILITIES PURPOSES AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY IN THE DOCUMENT RECORDED JUNE 19, 1972, AS INSTRUMENT NO. 23657, BOOK 2487, PAGE 783 OF OFFICIAL RECORDS. (ITEM 5)
  - A VARIABLE WIDTH EASEMENT FOR PUBLIC UTILITIES PURPOSES AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY IN THE DOCUMENT RECORDED JULY 11, 1990, AS INSTRUMENT NO. 93-045911 OF OFFICIAL RECORDS. (ITEM 6)
  - THE FACT THAT SAID LAND IS INCLUDED WITHIN A PROJECT AREA OF THE GOLETA OLD TOWN REDEVELOPMENT AGENCY AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED IN THE DOCUMENT RECORDED AUGUST 10, 1998, AS INSTRUMENT NO. 98-060552 OF OFFICIAL RECORDS. (ITEM 7)
  - AN EASEMENT FOR PUBLIC UTILITIES PURPOSES AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY IN THE DOCUMENT RECORDED OCTOBER 23, 2003, AS INSTRUMENT NO. 2003-314916 OF OFFICIAL RECORDS. THERE IS NO LEGAL DESCRIPTION OF THE EASEMENT IN SAID DOCUMENT, ONLY AN EXHIBIT SHOWING THE APPROXIMATE LOCATION OF A 10' X 10' EASEMENT. PARTIES AGREE THAT THE EASEMENT SHOWN ON THE EXHIBIT WILL BE REPLACED WITH A METES AND BOUND DESCRIPTION BASED ON THE AS-BUILT LOCATION OF THE FACILITY. (ITEM 8)
  - MATERS CONTAINED IN A DOCUMENT ENTITLED "SEWER SERVICE AGREEMENT" BY AND BETWEEN 5200 HOLLISTER ASSOCIATES, L.P. AND GOLETA SANITARY DISTRICT IN THE DOCUMENTS RECORDED MAY 10, 2004, AS INSTRUMENT NO. 2004-020068, MAY 10, 2004, AS INSTRUMENT NO. 2004-0050153, AND MAY 10, 2004, AS INSTRUMENT NO. 2004-0050164, ALL OF OFFICIAL RECORDS, AGREEMENT IS OVER THE ENTIRE PARCEL. (ITEM 9)

**LEGAL DESCRIPTION**

THAT PORTION OF RANCHO LOS DOS PUEBLOS, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERN CORNER OF THE TRACT OF LAND DESCRIBED IN THE DEED TO RAYTHEON MANUFACTURING COMPANY, RECORDED FEBRUARY 28, 1967, AS INSTRUMENT NO. 4219 IN BOOK 1432, PAGE 370 OF OFFICIAL RECORDS; RECORDS OF SAID COUNTY, BEING A POINT ON THE NORTHERLY LINE OF HOLLISTER AVENUE, AS SHOWN ON A MAP OF SURVEY FILED IN BOOK 34 AT PAGE 62 OF RECORD OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE LEAVING SAID NORTHERLY LINE OF HOLLISTER AVENUE AND FOLLOWING ALONG THE EASTERLY LINE OF SAID RAYTHEON TRACT OF LAND, NORTH 32°22' WEST, 507.70 FEET TO A POINT FROM WHICH THE NORTHEASTERLY CORNER THEREOF BEARS NORTH 32°22' WEST, 306.84 FEET; THENCE LEAVING SAID EASTERLY LINE OF SAID RAYTHEON TRACT OF LAND PARALLEL WITH THE NORTHERLY LINE OF SAID HOLLISTER AVENUE AND DISTANT 500.00 FEET NORTHERLY THEREFROM MEASURED AT RIGHT ANGLES THERETO, NORTH 70°38' EAST 70.29 FEET; THENCE CONTINUING PARALLEL WITH THE NORTHERLY LINE OF HOLLISTER AVENUE AND DISTANT 500.00 FEET NORTHERLY THEREFROM MEASURED AT RIGHT ANGLES THERETO, NORTH 74°19' WEST 1091.10 FEET TO THE SOUTHEASTERN CORNER OF SAID LAST MENTIONED TRACT OF LAND ON THE WESTERLY LINE OF LA PATERA ROAD 60 FEET IN WIDTH AS DESCRIBED IN THE DEED TO THE COUNTY OF SANTA BARBARA, RECORDED IN BOOK 39 AT PAGE 385 OF DEEDS, RECORDS OF SAID COUNTY; THENCE ALONG SAID WESTERLY LINE OF LA PATERA ROAD, SOUTH 10°11' EAST, 901.78 FEET TO THE NORTHERLY LINE OF HOLLISTER AVENUE; THENCE ALONG SAID NORTHERLY LINE, SOUTH 74°19' WEST, 900.65 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 76°38' WEST 188.90 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED IN THE DEED TO THE COUNTY OF SANTA BARBARA, RECORDED DECEMBER 7, 1982, AS INSTRUMENT NO. 51955 IN BOOK 1988 AT PAGE 463 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ONE-HALF OF ANY AND ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES WITHIN AND UNDER THE ABOVE DESCRIBED PROPERTY MORE THAN 500 FEET BENEATH THE SURFACE THEREOF AND/OR PRODUCIBLE THEREFROM OR THERE THROUGH, WITHOUT, HOWEVER, ANY SURFACE RIGHTS OR RIGHT OF SURFACE ENTRY WITH RESPECT THERETO, AS RESERVED IN DEED FROM JAMES WILLIAMS, JR. AS DECEDENT OF THE ELL OF JAMES G. WILLIAMS, DECEASED, RECORDED JANUARY 27, 1961 AS INSTRUMENT NO. 2800, IN BOOK 1820, PAGE 50 OF OFFICIAL RECORDS.

**PROPOSED EASEMENTS**

- 10' FOOT NONEXCLUSIVE EASEMENT FOR SEWER LINE PURPOSES, IN FAVOR OF URP, LLC.
- 10' WIDE NONEXCLUSIVE EASEMENT FOR STORM DRAIN PURPOSES.

**SURVEYOR'S NOTES**

1. **MAPPING**  
THE TOPOGRAPHIC/PLANIMETRIC INFORMATION SHOWN HEREON WAS COMPILED FROM DATA COLLECTED IN A CONVENTIONAL FIELD SURVEY UNDERTAKEN BY PENFIELD & SMITH IN DECEMBER 2009 AND JANUARY 2007 AT THE REQUEST OF R.D. OLSON. THE CONVENTIONAL FIELD SURVEY WAS SUPPLEMENTED BY TOPOGRAPHIC/PLANIMETRIC MAPPING COMPILED FROM AERIAL PHOTOGRAPHY DATED MARCH 27, 2000, PREPARED BY GOLDEN STATE AERIAL SURVEYS, INC. AND BY PLANIMETRIC DATA FOR OFFSITE FEATURES PROVIDED BY WATERS LAND SURVEYING.

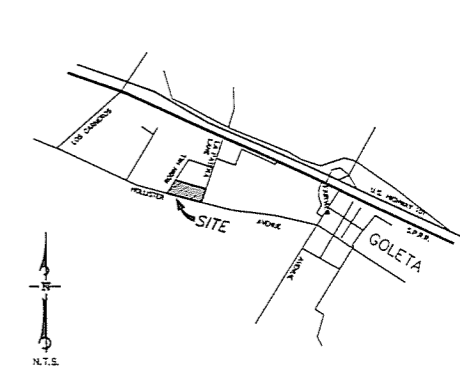
2. **BOUNDARY AND EASEMENT INFORMATION**  
THIS MAP WAS PREPARED IN CONJUNCTION WITH PRELIMINARY TITLE REPORT ISSUE BY LAND AMERICA LAWYERS TITLE COMPANY AS FILE NO. 1102089, DATED JANUARY 19, 2007 AT 7:30 A.M. AND RECORD MAPPING ON FILE WITH THE COUNTY SURVEYOR OF SAID COUNTY. SAID TITLE REPORT IS PRESUMED TO BE COMPLETE AND ACCURATE. PENFIELD & SMITH DOES NOT WARRANT THE COMPLETENESS OR ACCURACY OF SAID TITLE REPORT. THIS SURVEY TIED TO SEVERAL MONUMENTS OF RECORD IN ORDER TO OBTAIN THE COMPILED BOUNDARIES, EASEMENTS, AND PLANIMETRIC DATA TO THE PROJECT DATUM.

3. **BASES OF BEARINGS AND COORDINATES**  
THE BEARINGS OF NORTH 03°22'05" WEST FOR THE LINE OF THE EASTERLY SIGHT OF WAY OF ROBIN HILL ROAD, AS SHOWN ON RECORD OF SURVEY FILED WITH THE COUNTY RECORDER IN THE COUNTY OF SANTA BARBARA, CALIFORNIA IN BOOK 114 PAGE 9 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

4. **ELEVATIONS**  
ELEVATIONS SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), DEFINED LOCALLY BY LEVEL TIES TO A 1" BRASS CAP STAMPED "UNITED STATES COAST AND GEODETIC SURVEY APRIL 1949" IN A CONCRETE FLAG POLE BASE IN FRONT OF THE SANTA BARBARA AIRPORT ADMINISTRATION BUILDING. ELEVATION: 15.80 FEET.

SEE CONTROL POINT LISTING

**VICINITY MAP**



**SITE INFORMATION**

ASSESSOR'S PARCEL NUMBER: 073-050-020  
 SITE ADDRESS: 8300 HOLLISTER AVENUE, GOLETA, CA.  
**SETBACKS:**  
 FRONT: (A) SETBACKS FOR M-UP ARE EIGHTY (80) FEET FROM THE CENTERLINE AND FIFTY (50) FEET FROM THE RIGHT-OF-WAY LINE OF ANY STREET; (B) FROM SECONDARY INTERIOR STREETS OF AN INDUSTRIAL RESEARCH PARK, TWENTY (20) FEET FROM THE RIGHT-OF-WAY LINE OF THE STREET.  
 SIDE YARDS: (A) TEN (10) FEET; (B) ON CORNER LOTS, THE SIDE YARD ALONG THE STREET SHALL CONFORM TO THE FRONT SETBACK OF THIS DISTRICT.  
 REAR YARDS: (A) TEN (10) FEET; (B) FOR ANY LOT THAT HAS A REAR BOUNDARY WHICH ABUTS A LOT ZONED RESIDENTIAL, FIFTY (5) FEET.  
**COVERAGE:** NOT MORE THAN THIRTY-FIVE (35) PERCENT OF THE NET AREA OF THE PROPERTY SHALL BE COVERED BY BUILDINGS OR STRUCTURES.  
**HEIGHT RESTRICTIONS:** NO BUILDING OR STRUCTURE SHALL EXCEED A HEIGHT OF THIRTY-FIVE (35) FEET, PER ARTICLE 9 SECTION 35.233.11 OF THE INLAND ZONING ORDINANCE.  
**NOTE:** THE SETBACKS SHOWN HEREON ARE CURRENT SETBACKS AND MAY NOT REFLECT THE ZONING OR SETBACK REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION. FOR SITE ZONING COMPLIANCE PROPERTY MUST BE REVIEWED BY CITY PLANNING DEPARTMENT.

**FLOOD ZONE:**  
 THE FLOOD ZONE DESIGNATION FOR THIS SITE IS ZONE "AE" PER FIRM PANEL NO. 08030C 1382 DATED SEPTEMBER 30TH, 2005. FLOOD ZONE "AE" IS DEFINED AS AN AREA INUNDATED BY 100-YEAR FLOODING FOR WHICH BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. THE BASE FLOOD ELEVATION FOR THIS SITE IS 14 FEET (ENVD 1929 DATUM) THE PROPOSED FINISHED FLOOR ELEVATIONS ARE SHOWN HEREON.

**UTILITY PROVIDERS**

WATER: GOLETA WATER DISTRICT  
 SEWAGE DISPOSAL: GOLETA SANITARY DISTRICT  
 GAS: THE GAS COMPANY  
 ELECTRIC: SOUTHERN CALIFORNIA EDISON  
 CABLE TV: COMCAST COMMUNICATIONS  
 TELEPHONE: VERIZON

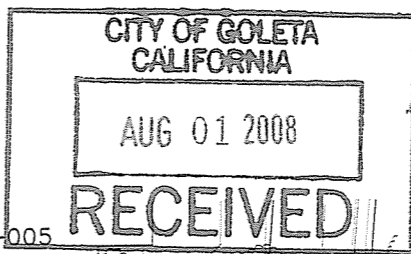
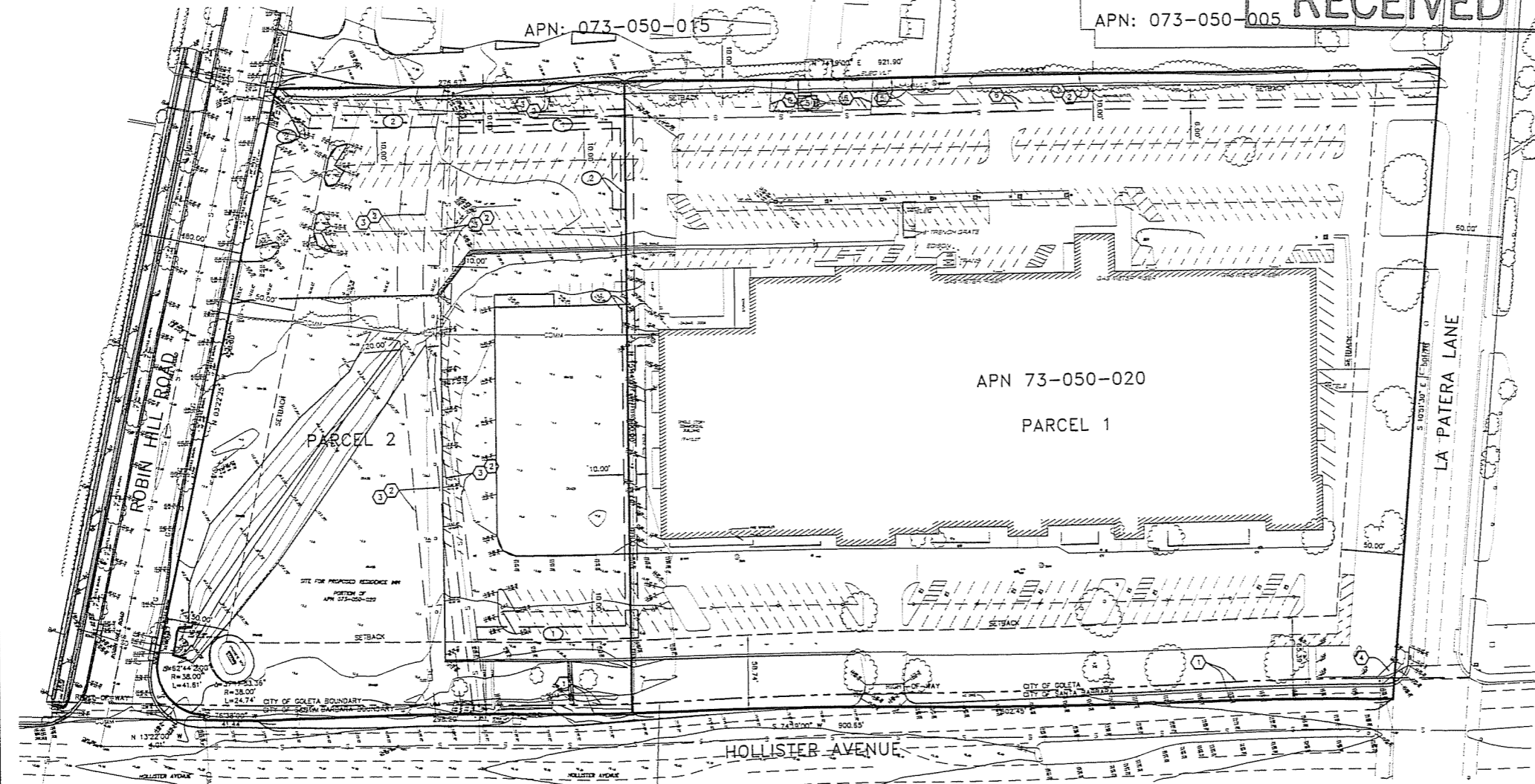
**LAND USE DESIGNATIONS**

EXISTING ZONING: MRP (INDUSTRIAL RESEARCH PARK)  
 EXISTING GENERAL PLAN DESIGNATION: BP - BUSINESS PARK  
 PROPOSED ZONING: MRP-BUSINESS PARK WITH PROPOSED HOTEL OVERLAY ORDINANCE  
 PROPOSED GENERAL PLAN DESIGNATION: BP - BUSINESS PARK WITH PROPOSED HOTEL OVERLAY ORDINANCE

THE SUBJECT PROPERTY ALSO LIES WITHIN A FLIGHT APPROACH AND A FLIGHT CLEARANCE OVERLAY PER SECTION 35-247 OF THE INLAND ZONING ORDINANCE. SAID FLIGHT APPROACH AND FLIGHT CLEARANCE OVERLAY ARE NOT PLOTTABLE.

**LAND AREA CALCULATIONS**

EXISTING PARCEL: 10.55 ACRES GROSS, 10.71 ACRES NET  
 PROPOSED LOT ONE: 7.16 ACRES GROSS, 6.99 ACRES NET  
 PROPOSED LOT TWO: 3.39 ACRES GROSS, 3.72 ACRES NET



**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

KENNETH J. WILSON  
 PLS 7911  
 EXPIRES 12-31-07



**OWNER'S CERTIFICATE**

WE HEREBY APPLY FOR APPROVAL OF THE DIVISION OF REAL PROPERTY SHOWN ON THIS PLAN AND CERTIFY THAT WE ARE THE LEGAL OWNERS AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

5300 HOLLISTER ASSOCIATES  
 800 E. ESPERANZA DRIVE, SUITE 470  
 OXNARD CA 93038  
 (805) 485-3193  
 RUSSELL GOODMAN, PRESIDENT  
 SIGNATURE: \_\_\_\_\_

**SHEET INDEX**

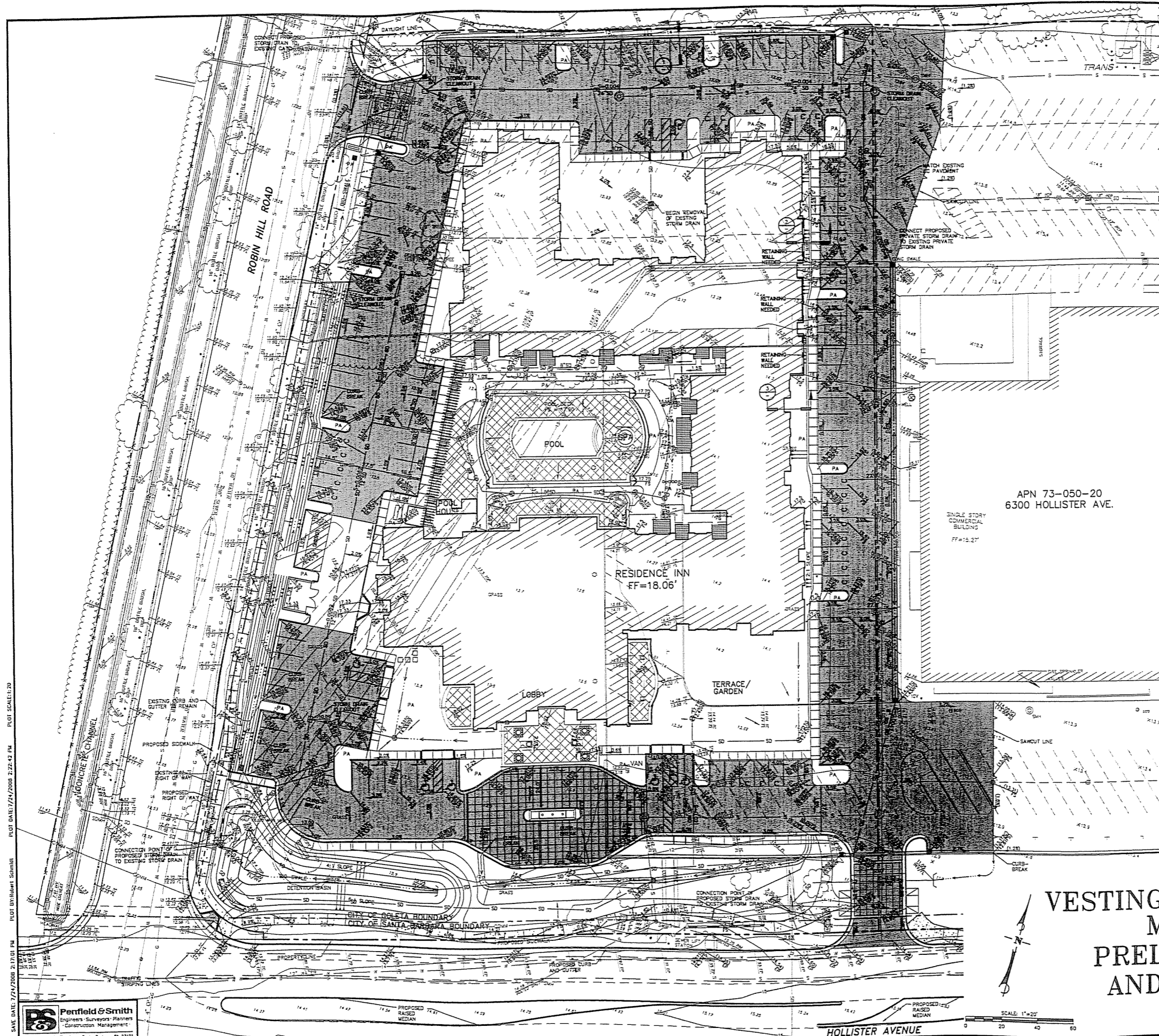
- SHEET 1 BOUNDARY AND EASEMENT INFORMATION
- SHEET 2 PRELIMINARY GRADING AND DRAINAGE PLAN
- SHEET 3 PRELIMINARY HOLLISTER AVENUE PLAN
- SHEET 4 PRELIMINARY UTILITY PLAN
- SHEET 5 EXISTING CONDITIONS (TOPOGRAPHIC MAP)
- SHEET 6 PRELIMINARY STREET LIGHTING PLAN

**VESTING TENTATIVE PARCEL MAP NO. 32031  
 A PROPOSED SUBDIVISION  
 OF APN 073-050-020**

RESIDENCE INN  
 CITY OF GOLETA, CALIFORNIA  
 JULY 22, 2008

PLOT DATE: 7/24/2008 2:24:14 PM PLOT BY: Robert Schmitt  
 PLOT DATE: 7/24/2008 2:24:46 PM PLOT BY: Robert Schmitt





**LEGEND**

SD	PROPOSED STORM DRAIN
---	BMP SWALE FLOW DIRECTION
□	PROPOSED CATCH BASIN
○	SPOT ELEVATION
PA	PLANTER AREA
---	DRAINAGE FLOW DIRECTION

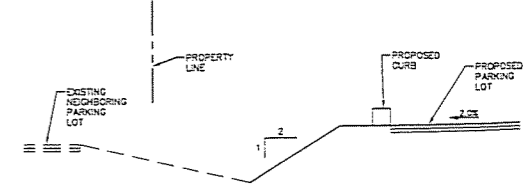
**EARTHWORK QUANTITIES**

ESTIMATED EARTHWORK QUANTITIES - RAW QUANTITIES  
 CUT = 500 C.Y. FILL = 17,200 C.Y.

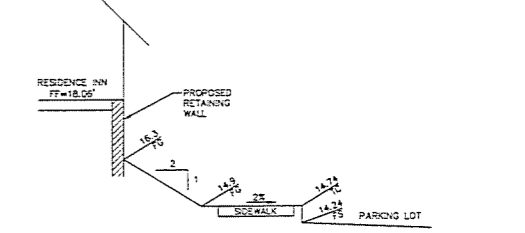
THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISH GRADE OR SUBGRADE. EXISTING GROUND IS DEFINED BY THE TOPOGRAPHIC CONTOURS AND/OR SPOT ELEVATIONS ON THE PLAN. PROPOSED FINISH GRADE IS DEFINED AS THE DESIGN SURFACE ELEVATION OF EARTH TO BE CONSTRUCTED. PROPOSED SUBGRADE ELEVATION IS DEFINED AS THE DESIGN SURFACE ELEVATION OF EARTH TO BE CONSTRUCTED BENEATH PAVEMENTS OR STRUCTURES.

THE ABOVE QUANTITIES ARE FOR BUILDING PERMIT PURPOSES ONLY AND HAVE NOT BEEN FACTORED TO INCLUDE ALLOWANCES FOR BULKING, CLEARING AND GRUBBING, SUBSIDENCE, SHRINKAGE, OVER EXCAVATION AND RECOMPACTING, UNDERGROUND UTILITY AND SUBSTRUCTURE SPOILS AND CONSTRUCTION METHODS.

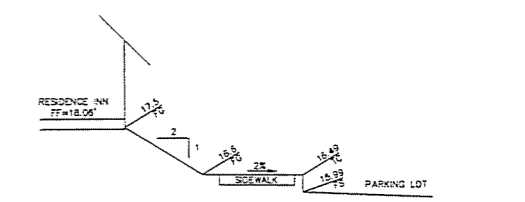
THE CONTRACTOR SHALL PERFORM AN EARTHWORK ESTIMATE FOR THE PURPOSE OF PREPARING A LUMP SUM BID PRICE FOR EARTHWORK. THE BID PRICE SHALL INCLUDE COSTS FOR ANY NECESSARY IMPORT AND PLACEMENT OF EARTH MATERIALS OR THE EXPORT AND PROPER DISPOSAL OF EXCESS EARTH MATERIALS.



**1 CROSS SECTION**  
NOT TO SCALE



**2 CROSS SECTION**  
NOT TO SCALE



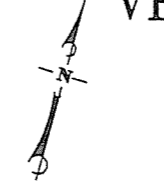
**3 CROSS SECTION**  
NOT TO SCALE

**VESTING TENTATIVE PARCEL  
 MAP NO. 32031  
 PRELIMINARY GRADING  
 AND DRAINAGE PLAN**

RESIDENCE INN  
 CITY OF GOLETA, CALIFORNIA  
 JULY 22, 2008

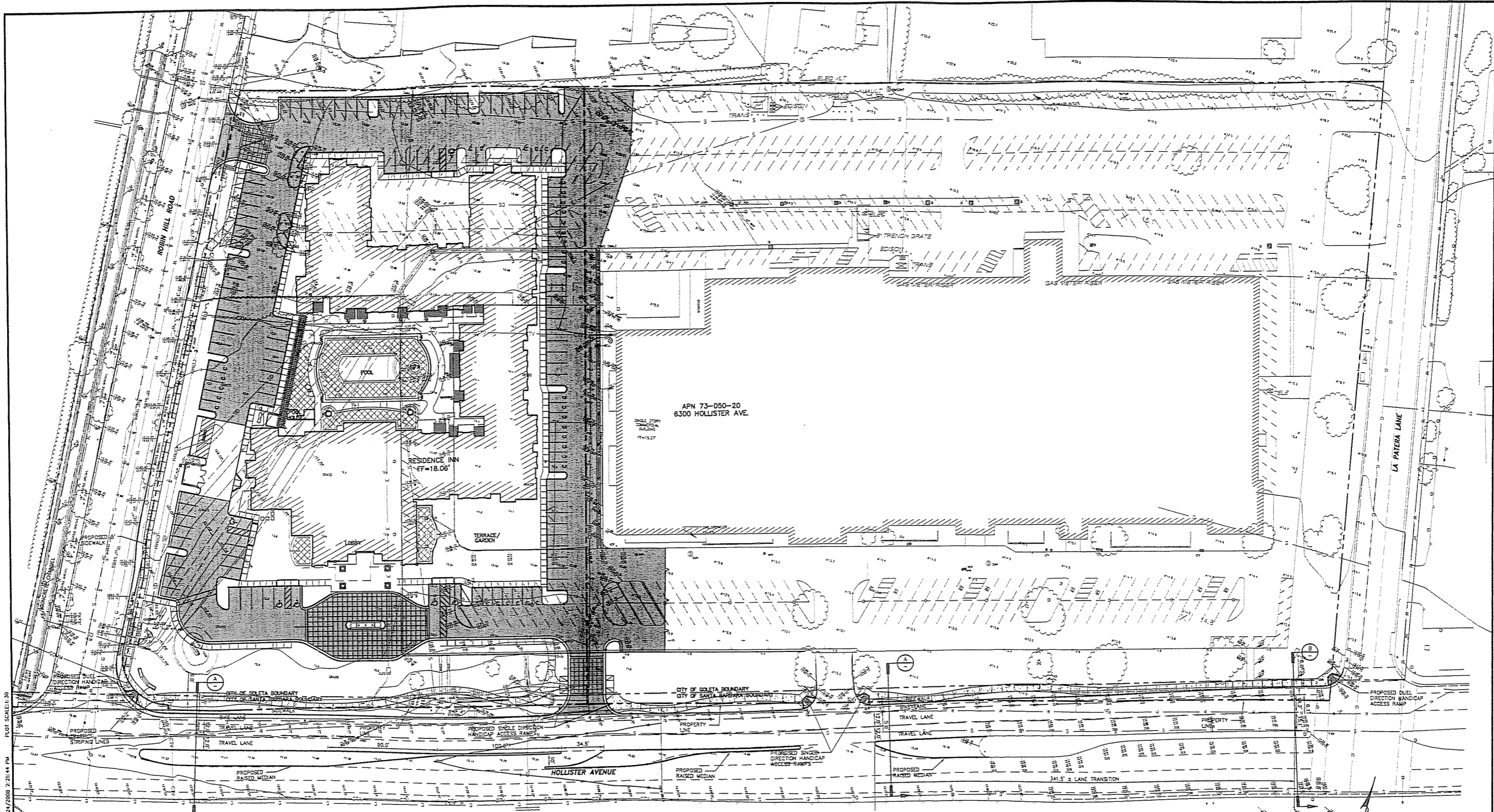
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 PLOT DWT: 10000 217:01 PM PLOT DWT: 10000 217:01 PM

**Penfield & Smith**  
 Engineers - Surveyors - Planners  
 Construction Management  
 111 East Victoria Street, Santa Barbara, CA 93101  
 Phone: (805) 963-9322 Fax: (805) 966-2801



SCALE: 1"=20'

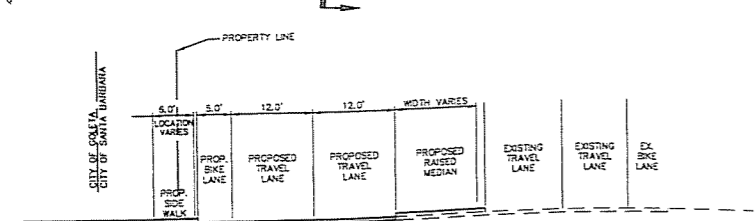
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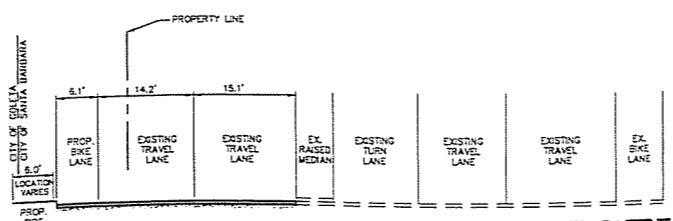
APN 73-050-20  
6300 HOLLISTER AVE.

RESIDENCE INN  
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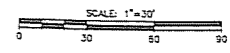
HOLLISTER AVENUE



A HOLLISTER AVENUE SECTION  
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B HOLLISTER AVENUE SECTION  
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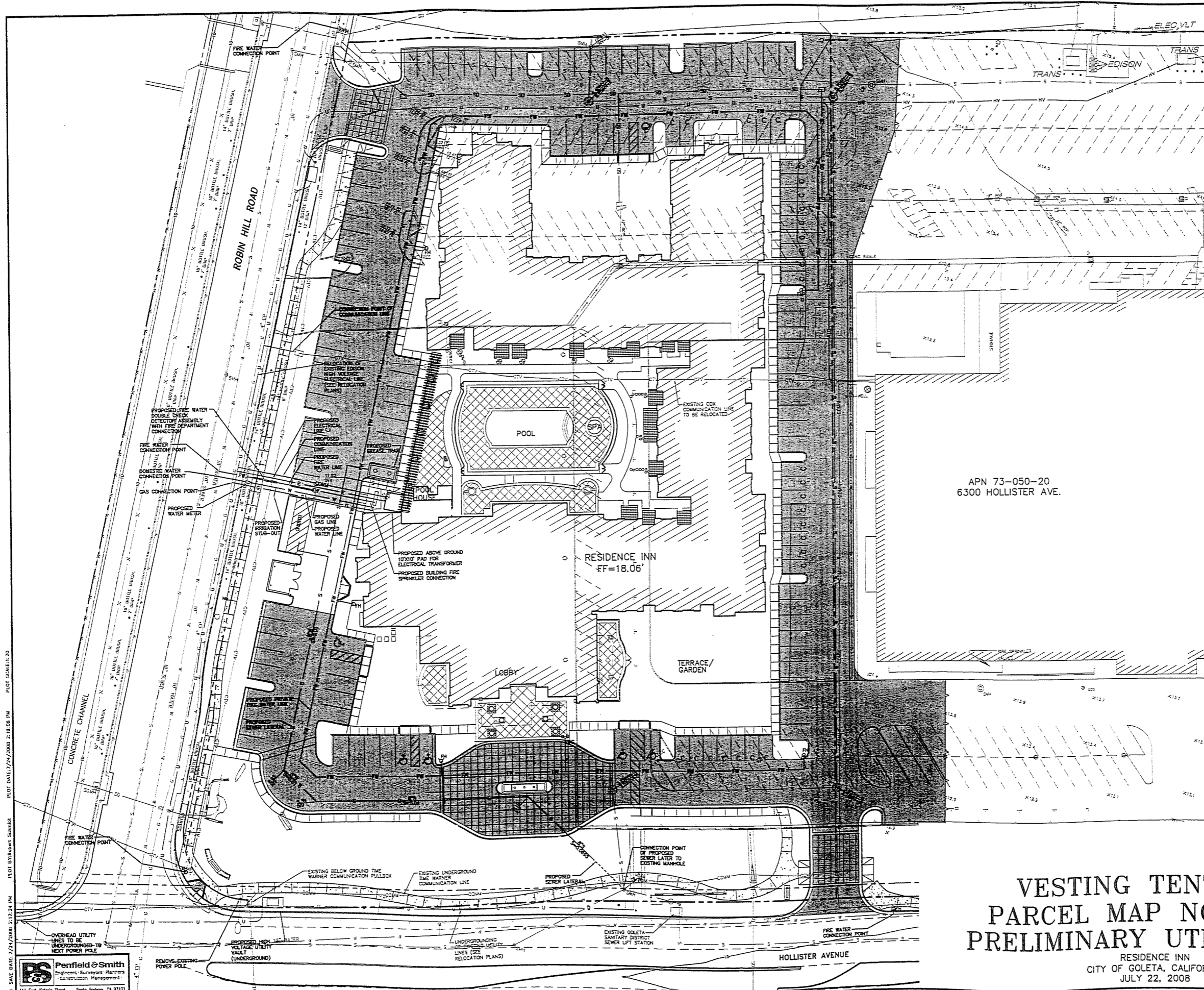


# VESTING TENTATIVE PARCEL MAP NO. 32031 PRELIMINARY HOLLISTER AVENUE PLAN

RESIDENCE INN  
CITY OF GOLETA, CALIFORNIA  
JULY 22, 2008

42-ENR SAVE DATE: 7/24/2008 2:09:57 PM  
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 PLOT DWT: Robert Schmidt

**Penfield & Smith**  
 Engineers Surveyors Planners  
 Construction Management  
 111 East Victoria Street, Santa Barbara, CA 93101  
 Phone: (805) 961-9332 Fax: (805) 966-9801

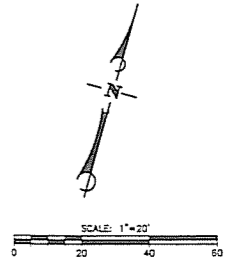


APN 73-050-20  
6300 HOLLISTER AVE.

RESIDENCE INN  
SF=18,06'

**LEGEND**

— W —	PROPOSED DOMESTIC WATER
— FW —	PROPOSED FIRE WATER
— E —	PROPOSED ELECTRICAL
— HV —	PROPOSED HIGH VOLTAGE ELECTRICAL
— CM —	PROPOSED COMMUNICATION
— CTV —	PROPOSED CABLE TV
— S —	PROPOSED SEWER
— G —	PROPOSED GAS
— FH —	FIRE HYDRANT
— W —	EXISTING DOMESTIC WATER
— E —	EXISTING ELECTRICAL
— CM —	EXISTING COMMUNICATION
— CTV —	EXISTING CABLE TV
— S —	EXISTING SEWER
— SD —	EXISTING STORM DRAIN
— G —	EXISTING GAS



**VESTING TENTATIVE  
PARCEL MAP NO. 32031  
PRELIMINARY UTILITY PLAN**

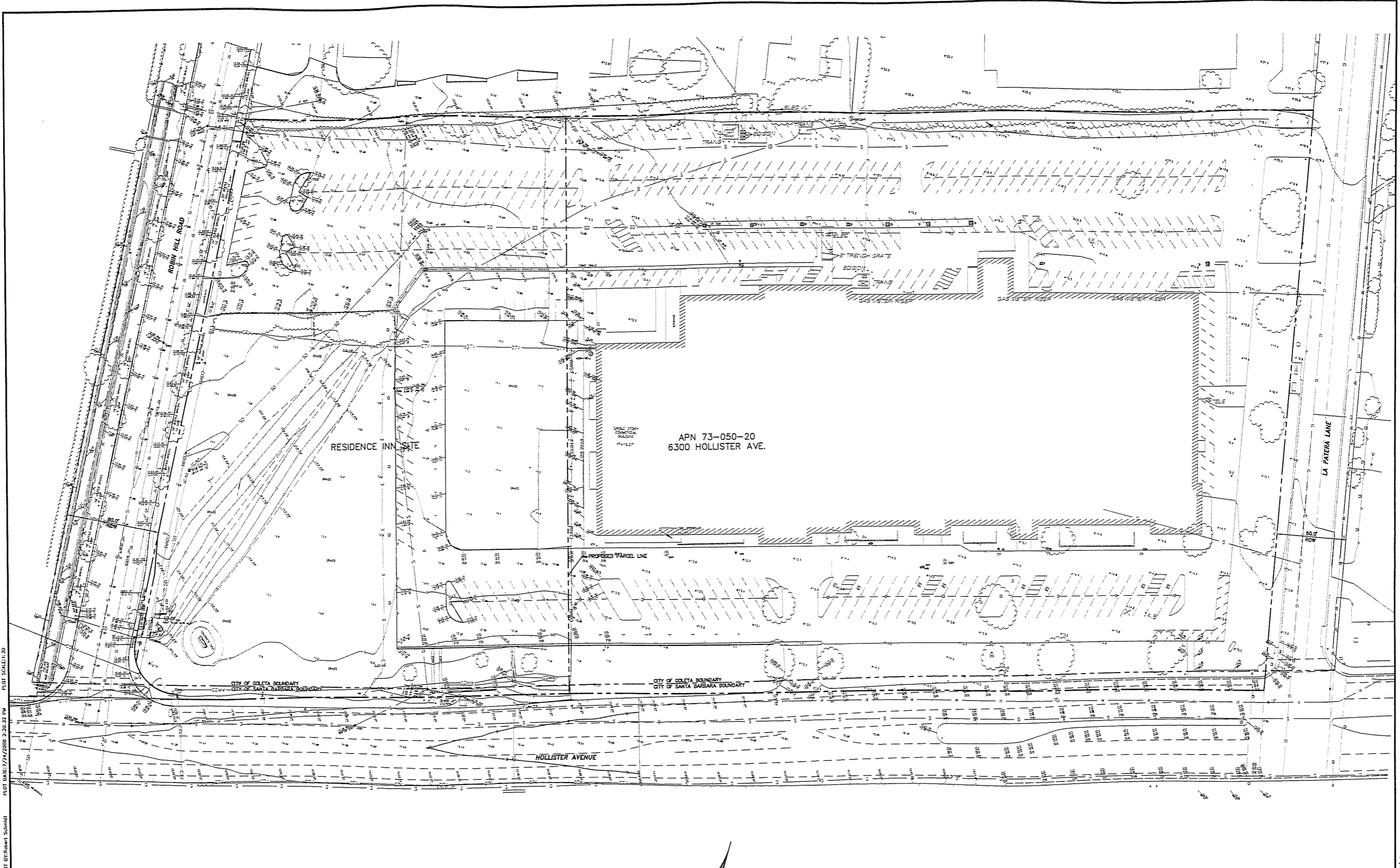
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CITY OF GOLETA, CALIFORNIA  
JULY 22, 2008

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 PLOT UTILITIES: Schmidt

**Penfield & Smith**  
 Engineers, Surveyors, Planners  
 Construction Management  
 111 East Victoria Street, Santa Barbara, CA 93101  
 Phone: (805) 963-9332 Fax: (805) 966-9801

D:\HWG\A\Area\Area\73-050-Venture\73031.dwg





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 PLOT BY: Robert Schmidt

**Pentfield & Smith**  
 Engineers - Surveyors - Planners  
 Construction Management  
 111 East Victoria Street, Santa Barbara, CA 93101  
 Phone: (805) 965-5432 Fax: (805) 966-2901



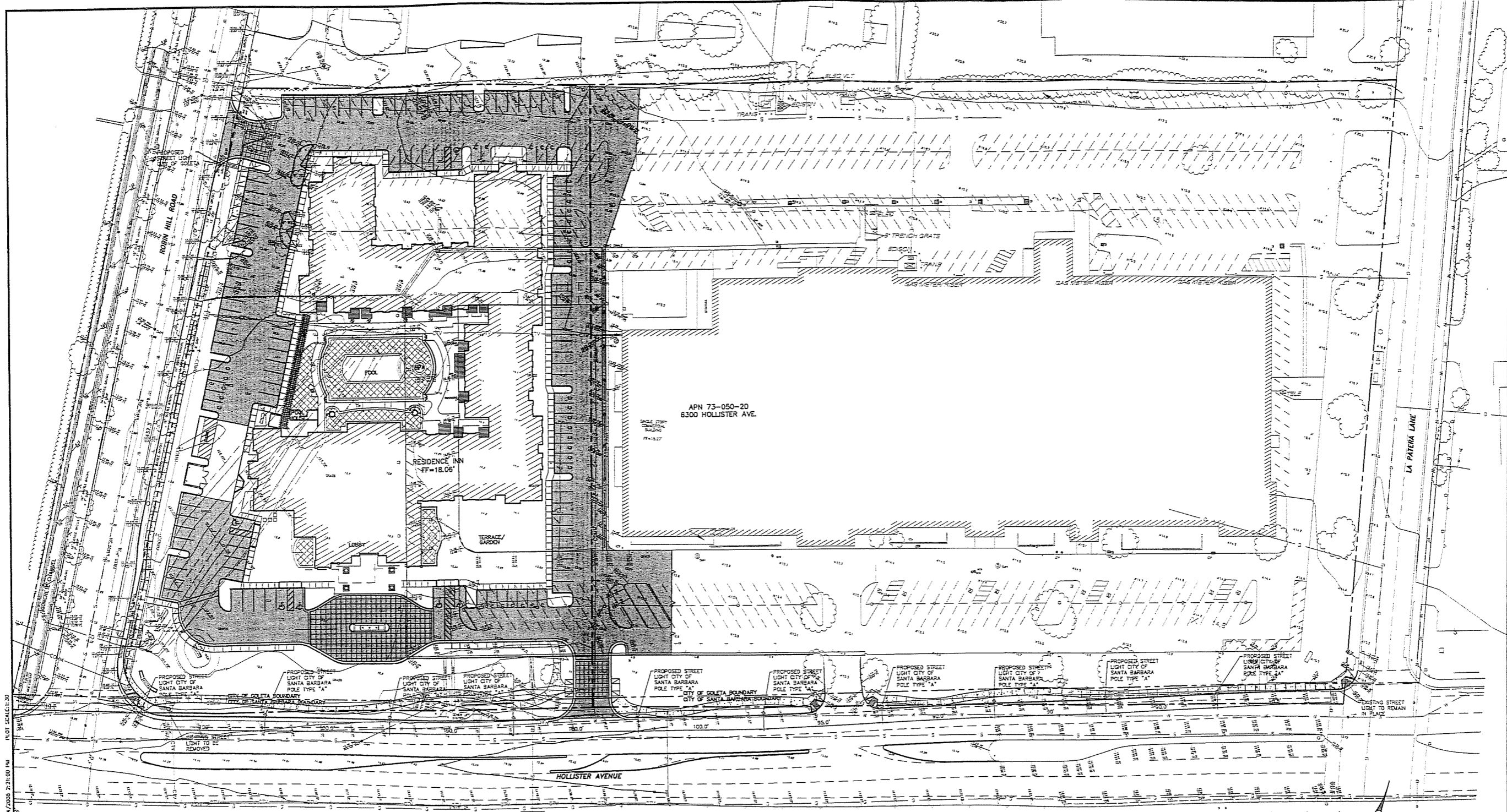
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# VESTING TENTATIVE PARCEL MAP NO. 32031

## EXISTING CONDITION TOPOGRAPHIC MAP

RESIDENCE INN  
 CITY OF GOLETA, CALIFORNIA  
 JULY 22, 2008


DRAWING: \\santa\work\32031\vesting\topo\176251.dwg



**VESTING TENTATIVE PARCEL MAP NO. 32031**  
**PRELIMINARY STREET**  
**LIGHTING PLAN**

RESIDENCE INN  
 CITY OF GOLETA, CALIFORNIA  
 JULY 22, 2008

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**Penfield & Smith**  
 Engineers - Surveyors - Planners  
 - Construction Management  
 111 East Victoria Street, Santa Barbara, CA 93101  
 Phone: (805) 963-9332 Fax: (805) 966-2801