

SEASIDE PACKAGING WAREHOUSE

CONDITIONAL USE PERMIT DRAWINGS

SANTA MARIA, CALIFORNIA



PROJECT:
Packaging Warehouse
1300 WEST LA BREA AVENUE
SANTA MARIA, CA 93458

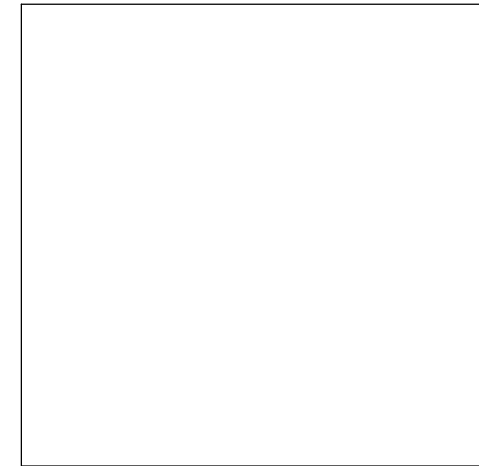
CLIENT:
Seaside Packaging
2115 SINTON ROAD
SANTA MARIA, CA 93458



Vicinity Map
Scale: Not to Scale

CONDITIONAL USE PERMIT DRAWINGS

No.	Revision	Date	By



All designs and other information on these drawings are for use on this specific project and shall not be used otherwise without the expressed written permission of Omni Design Group, Inc.

Written dimensions on these drawings shall take precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on this job and this office shall be notified in writing of any variations from the dimensions or conditions shown in these drawings.

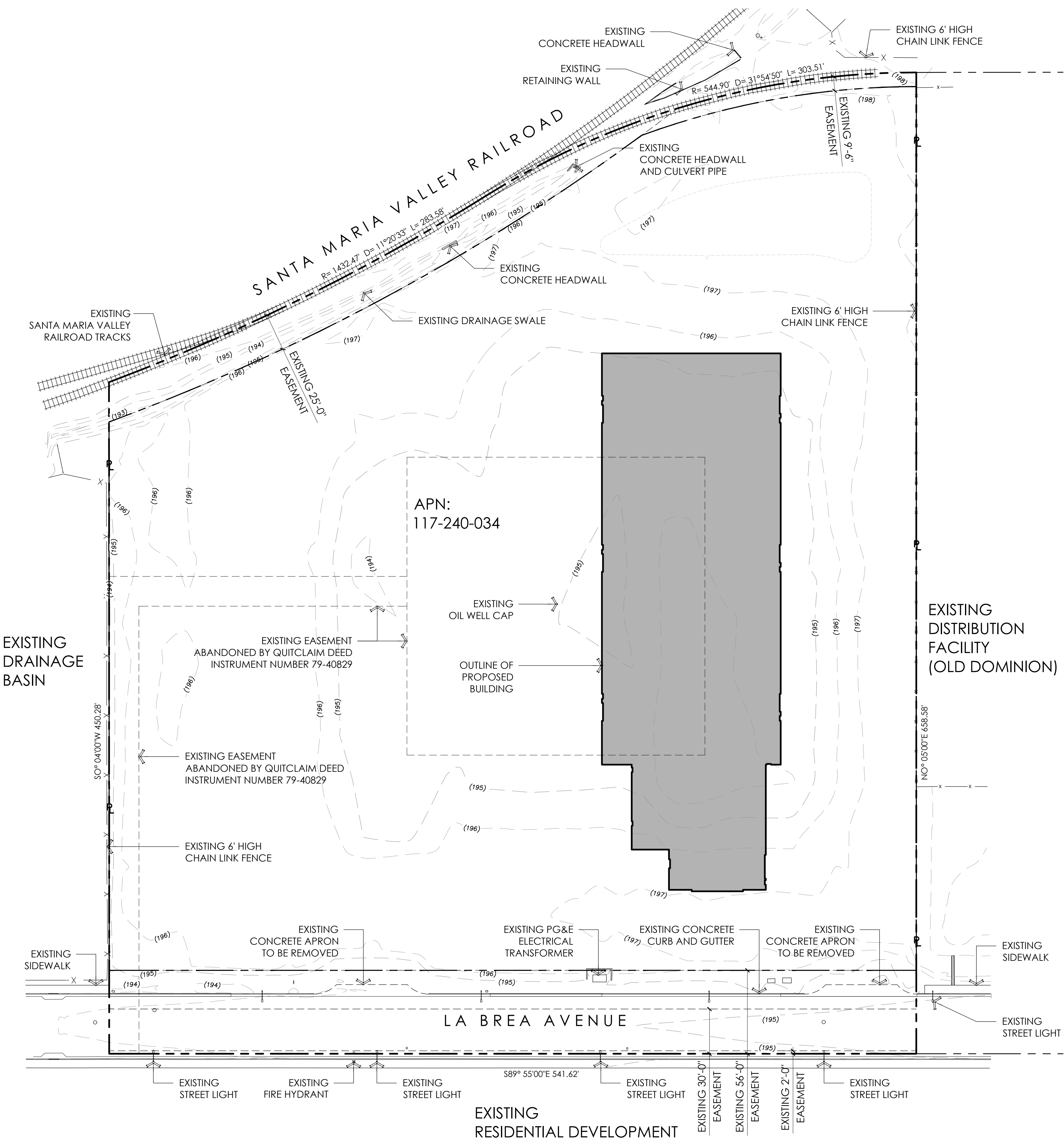
PROJECT NUMBER: 1255-01

DATE: MAY 12, 2021

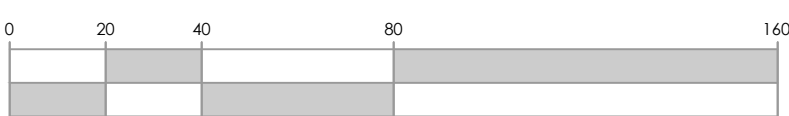
SHEET TITLE:
Cover Sheet and Existing Site Plan

SHEET NUMBER:

CUP1.0



Existing Site Plan
Scale: 1" = 40'-0"



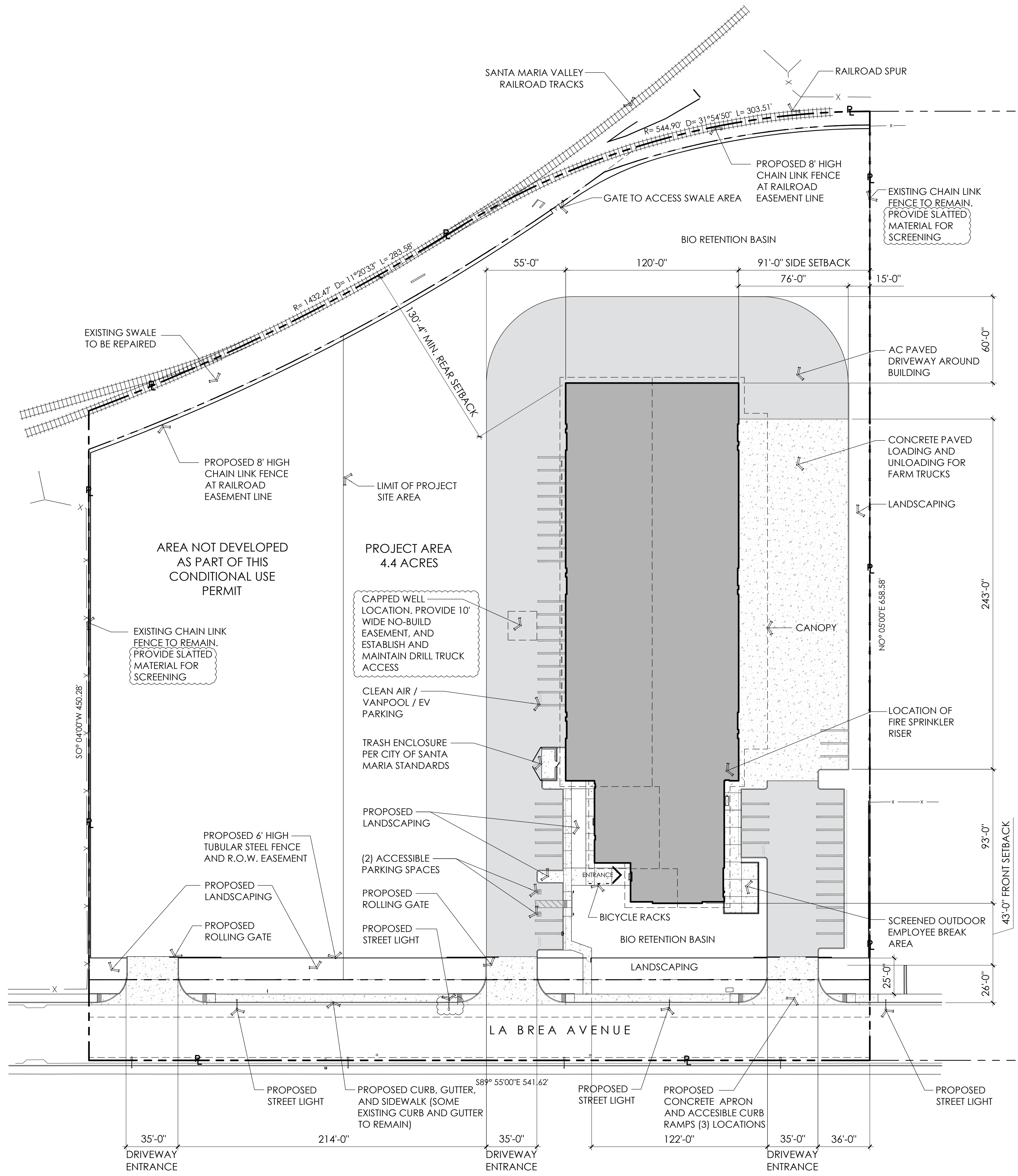
OWNERS / DESIGN TEAM	
PROPERTY OWNER:	BILLY OWGZARSKI SEASIDE PACKAGING 2115 SINTON ROAD SANTA MARIA, CALIFORNIA 93458 805.483.4240 billy@seasidepackaging.com
ARCHITECT:	THOMAS G. REAY C19442 OMNI DESIGN GROUP, INC. 711 TANK FARM ROAD SUITE 100 SAN LUIS OBISPO, CALIFORNIA 93401 805.544.9700 treay@odglo.com
CIVIL ENGINEER:	DAVID MARCHELL PE#65215 OMNI DESIGN GROUP, INC. 711 TANK FARM ROAD SUITE 100 SAN LUIS OBISPO, CALIFORNIA 93401 805.544.9700 dmarchell@odglo.com
LANDSCAPE ARCHITECT:	TERRY LEE, LANDSCAPE ARCHITECT RLA 4108, ARBORIST, LEED GR 319 NORTH HIGHWAY 1, SPC 54 GROVER BEACH, CALIFORNIA 93433 805.489.0774 terryleeaia@gmail.com
SITE INFORMATION	
PROJECT DESCRIPTION:	CONSTRUCT NEW INFILL PROJECT IN THE CITY OF SANTA MARIA, CONSISTING OF A 40,854 SQUARE FOOT AGRICULTURAL BOX WAREHOUSE AND DISTRIBUTION FACILITY WITH OFFICES, ASSOCIATED PARKING, TRUCK LOADING, LANDSCAPING, AND SITE IMPROVEMENTS ON 4.4 ACRES OF AN EXISTING 6.18 PARCEL. THERE WILL BE NO RETAIL SALES OR SERVICES ON THE PREMISES.
LOCATION:	1300 WEST LA BREA AVENUE, SANTA MARIA
A.P.N.:	117-240-034
GENERAL PLAN DESIGNATION:	GI - GENERAL INDUSTRIAL
ZONING:	M2 - GENERAL MANUFACTURING
SIZE OF PROJECT AREA:	4.4 ACRES (191,202 SF)
SIZE OF PARCEL:	6.18 ACRES GROSS (269,401 SF)
PRESENT USE:	UNDEVELOPED
ACCESS:	THREE DRIVEWAYS ARE LOCATED ON LA BREA AVENUE
SURROUNDING USES / ZONING:	
NORTH	SANTA MARIA VALLEY RAILROAD
SOUTH	SMALL LOT, SINGLE FAMILY RESIDENTIAL
EAST	OLD DOMINION DISTRIBUTION FACILITY; M2 - GENERAL MANUFACTURING
WEST	EXISTING DRAINAGE/FLOOD CONTROL BASIN
PARKING REQUIRED:	(46) 9' X 19' FULL SIZE SPACES INCLUSIVE OF (3) CLEAN AIR/VAN POOL/EV SPACES PER TABLE 5.106.52 INCLUSIVE OF (2) ACCESSIBLE SPACES (1 VAN, AND 1 STANDARD), PER TABLE 11B.208.2
PARKING PROVIDED:	(46) 9' X 19' FULL SIZE SPACES INCLUSIVE OF (3) CLEAN AIR/VAN POOL/EV SPACES PER TABLE 5.106.52 INCLUSIVE OF (2) ACCESSIBLE SPACES (1 VAN, AND 1 STANDARD), PER TABLE 11B.208.2
SETBACKS	FRONT - REQUIRED: 20 PROVIDED: 43' FROM ROW EASEMENT SIDES - REQUIRED: NONE PROVIDED: 91'-0" MINIMUM REAR - REQUIRED: NONE PROVIDED: 63'-4" MINIMUM
BUILDING COVERAGE:	BUILDING FOOTPRINT - 40,040 SQUARE FEET (21%)
PAVED AREA:	66,710 SQUARE FEET (35%)
LANDSCAPE AREA (INCLUDING STORMWATER BASINS):	32,805 SQUARE FEET (17%)
OPEN SPACE:	51,647 SQUARE FEET (27%)
FENCING:	REFER TO SITE DEVELOPMENT PLAN
BUILDING DATA	
HEIGHT: SMMC 12-17.09	37'-3" PROPOSED 40' PERMITTED
PROPOSED AREA: CBC 507.5	40,854 SF PROPOSED UNLIMITED
	40,040 SF - FIRST FLOOR, 814 SF - SECOND FLOOR
CONSTRUCTION TYPE:	TYPE VB, SPRINKLERED
OCCUPANCY GROUP:	S-1/B
HIGH PILE STORAGE:	YES
SPRINKLERED:	YES

Project Data

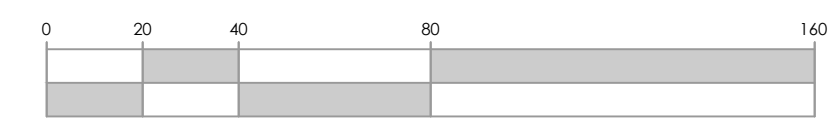
- CUP1.0 Cover Sheet and Existing Site Plan
- CUP2.0 Proposed Site Development Plan
- CUP3.0 Proposed Floor Plans
- CUP4.0 Exterior Elevations
- CUP5.0 General Fire Safety Requirements
- C1.0 Preliminary Grading, Drainage, and Utility Plans
- L1.0 Preliminary Landscape Plan
- SL1.0 Site Lighting Plan
- SL2.0 Site Lighting Photometric Plan

Sheet Index

CUP1.0



Proposed Site Development Plan
Scale: 1" = 40'-0"

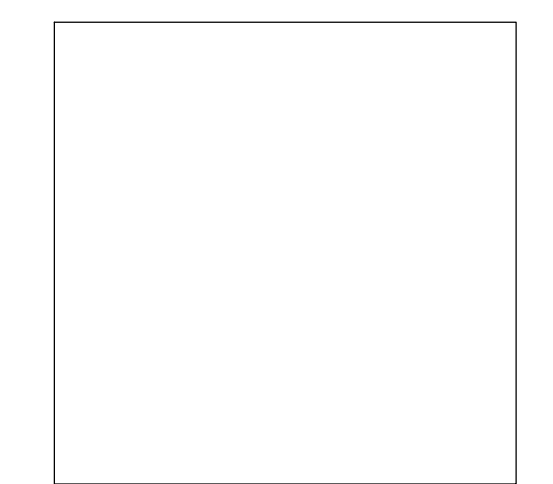


PROJECT:
Packaging Warehouse
1300 WEST LA BREA AVENUE
SANTA MARIA, CA 93458

CLIENT:
Seaside Packaging
2115 SINTON ROAD
SANTA MARIA, CA 93458

CONDITIONAL USE
PERMIT DRAWINGS

No.	Revision	Date	By	



All designs and other information on these drawings are for use on this specific project and shall not be used otherwise without the expressed written permission of Omni Design Group, Inc.

Written dimensions on these drawings shall take precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on this job and this office shall be notified in writing of any variations from the dimensions or conditions shown in these drawings.

PROJECT NUMBER: 1255-01
DATE: MAY 12, 2021
SHEET TITLE:
Proposed Site Development Plan

SHEET NUMBER:
CUP2.0



NOTES:

ALL AREAS OF THE BUILDING SHALL BE PROVIDED WITH OUTSIDE AIR VENTILATION.

METAL BUILDING SHOP DRAWINGS ARE REQUIRED TO BE SUBMITTED WITH THE FOUNDATION AND FLOOR PLANS.

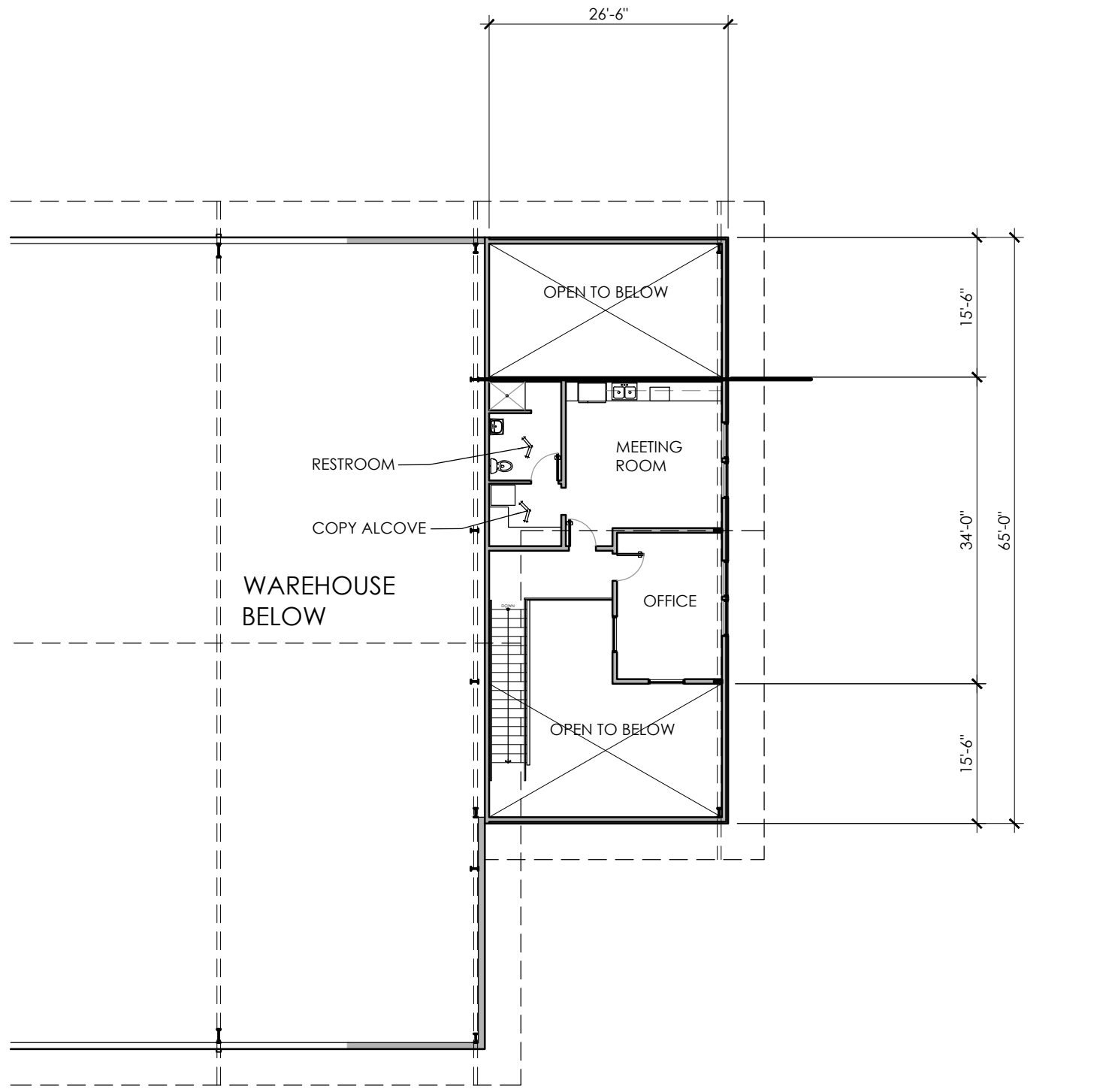
ALL EXTERIOR DOORS SHALL BE ACCESSIBLE AND INTERCONNECTED BY ACCESSIBLE PATHS OF TRAVEL.

THE SECOND FLOOR SINK IN THE MEETING ROOM, RESTROOM, AND SHOWER SHALL MEET DISABLED ACCESS REQUIREMENTS.

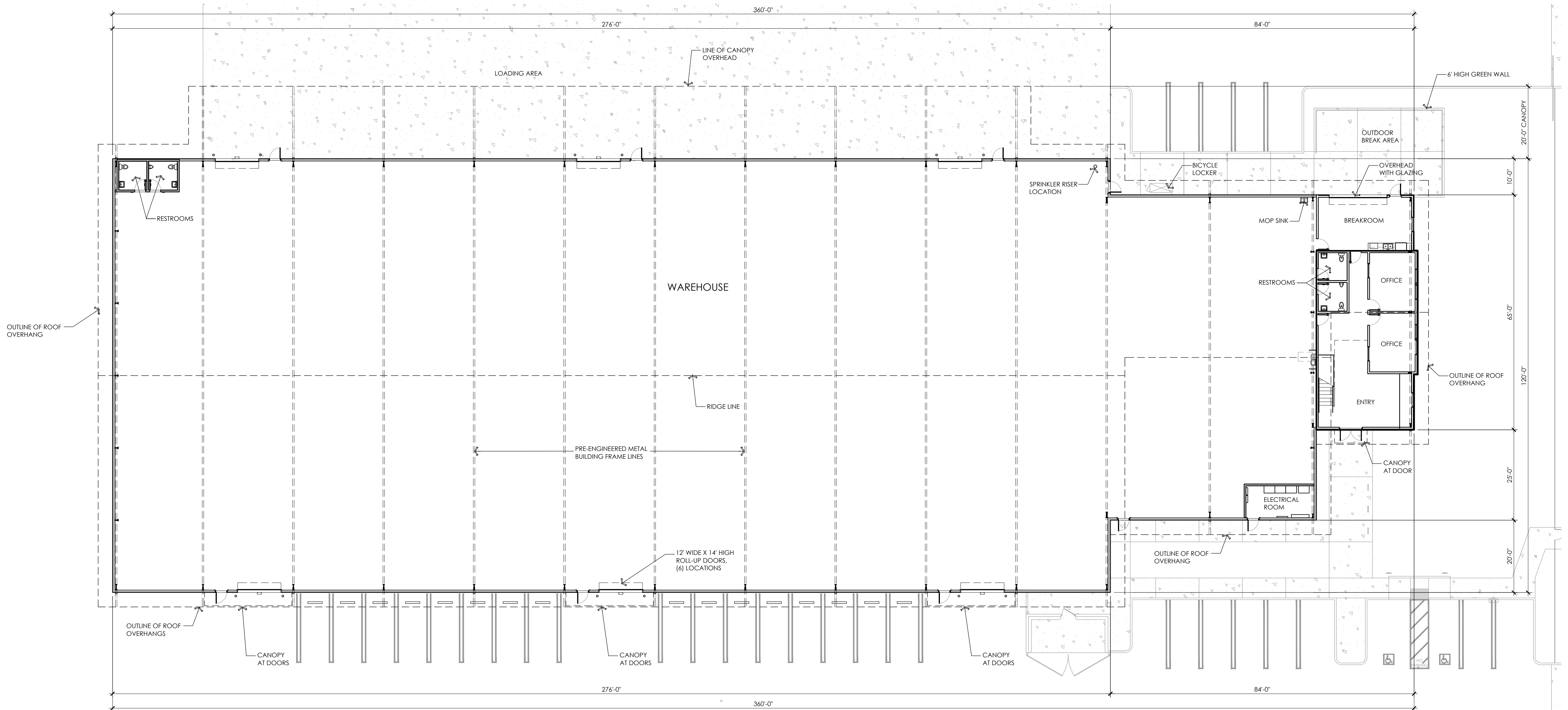
INTERIOR DOORS ON BOTH THE FIRST AND SECOND FLOOR LEVELS SHALL MEET WHEELCHAIR MANEUVERING REQUIREMENTS.

RESTROOMS AND BREAK ROOM ON THE FIRST FLOOR SHALL MEET DISABLE ACCESS REQUIREMENTS.

AN ACCESSIBLE ROUTE SHALL BE PROVIDED FROM THE ACCESSIBLE PARKING SPACES TO AND THROUGH THE ACCESSIBLE ENTRANCE.



Proposed Second Floor Plan
Scale: 1/16" = 1'-0"



Proposed First Floor Plan
Scale: 1/16" = 1'-0"



PROJECT:

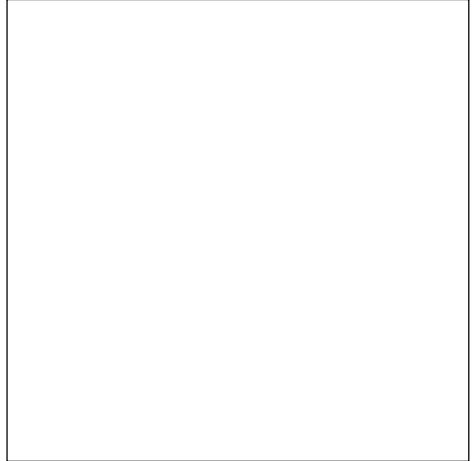
Packaging Warehouse
1300 WEST LA BREA AVENUE
SANTA MARIA, CA 93458

CLIENT:

Seaside Packaging
2115 SINTON ROAD
SANTA MARIA, CA 93458

CONDITIONAL USE PERMIT DRAWINGS

No.	Revision	Date	By



All designs and other information on these drawings are for use on this specific project and shall not be used otherwise without the expressed written permission of Omni Design Group, Inc.

Written dimensions on these drawings shall take precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on this job and this office shall be notified in writing of any variations from the dimensions or conditions shown in these drawings.

PROJECT NUMBER: 1255-01

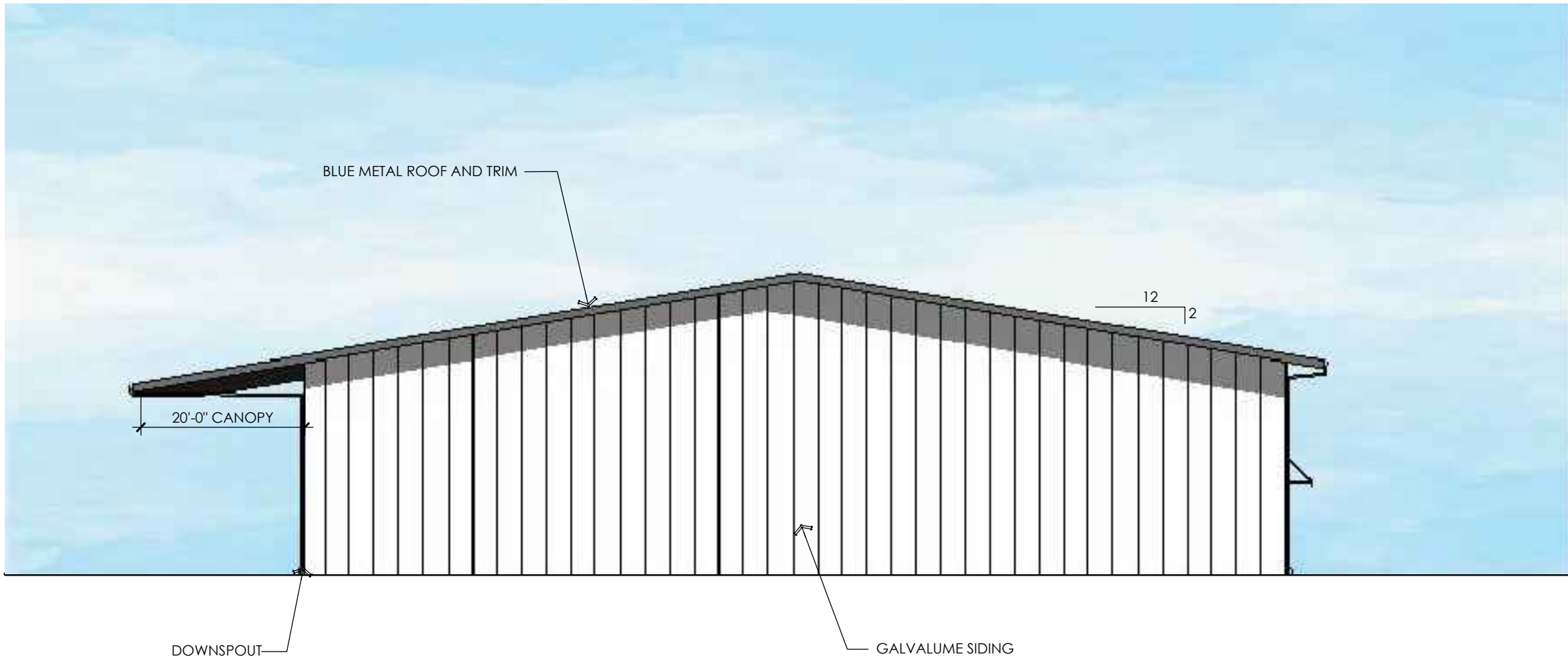
DATE: MAY 12, 2021

SHEET TITLE:

Proposed Floor Plans

SHEET NUMBER:

CUP3.0



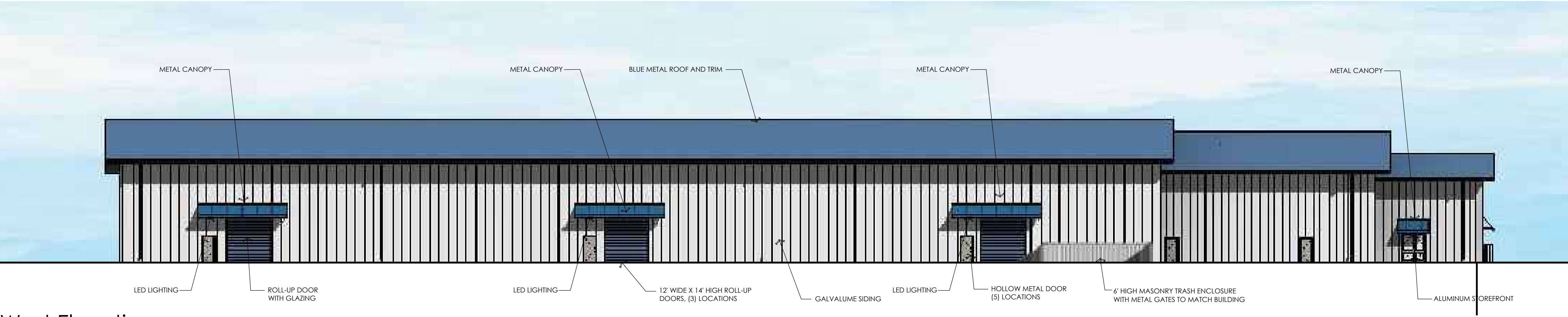
North Elevation
Scale: 1/16" = 1'-0"



South Elevation
Scale: 1/16" = 1'-0"



East Elevation
Scale: 1/16" = 1'-0"



West Elevation
Scale: 1/16" = 1'-0"



PROJECT:
Packaging Warehouse
1300 WEST LA BREA AVENUE
SANTA MARIA, CA 93458

CLIENT:
Seaside Packaging
2115 SINTON ROAD
SANTA MARIA, CA 93458

CONDITIONAL USE
PERMIT DRAWINGS

No.	Revision	Date	By

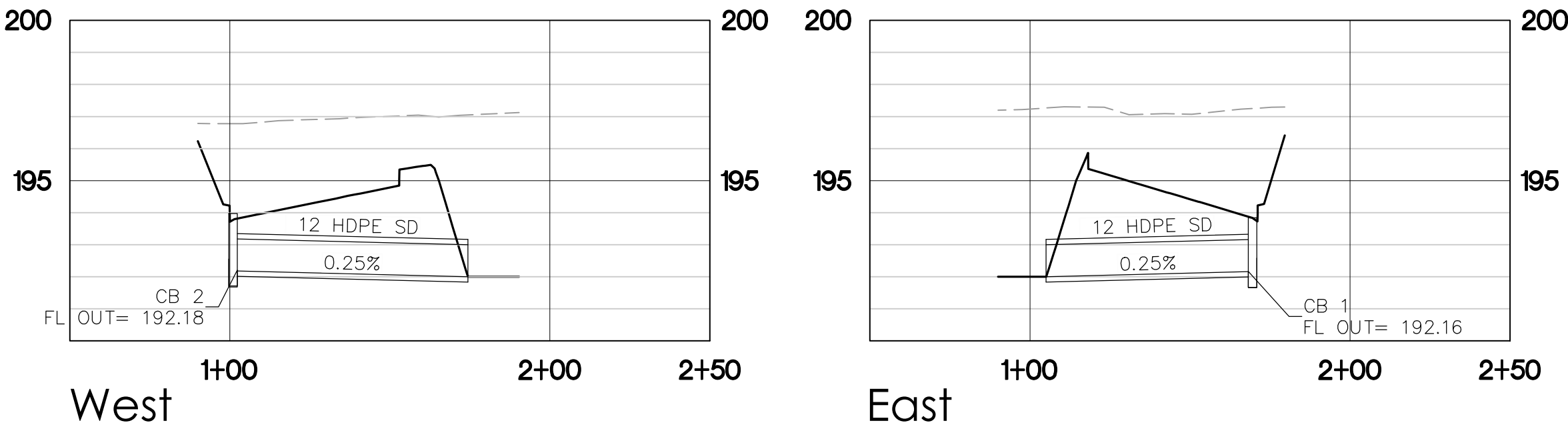


All designs and other information on these drawings are for use on this specific project and shall not be used otherwise without the expressed written permission of Omni Design Group, Inc.

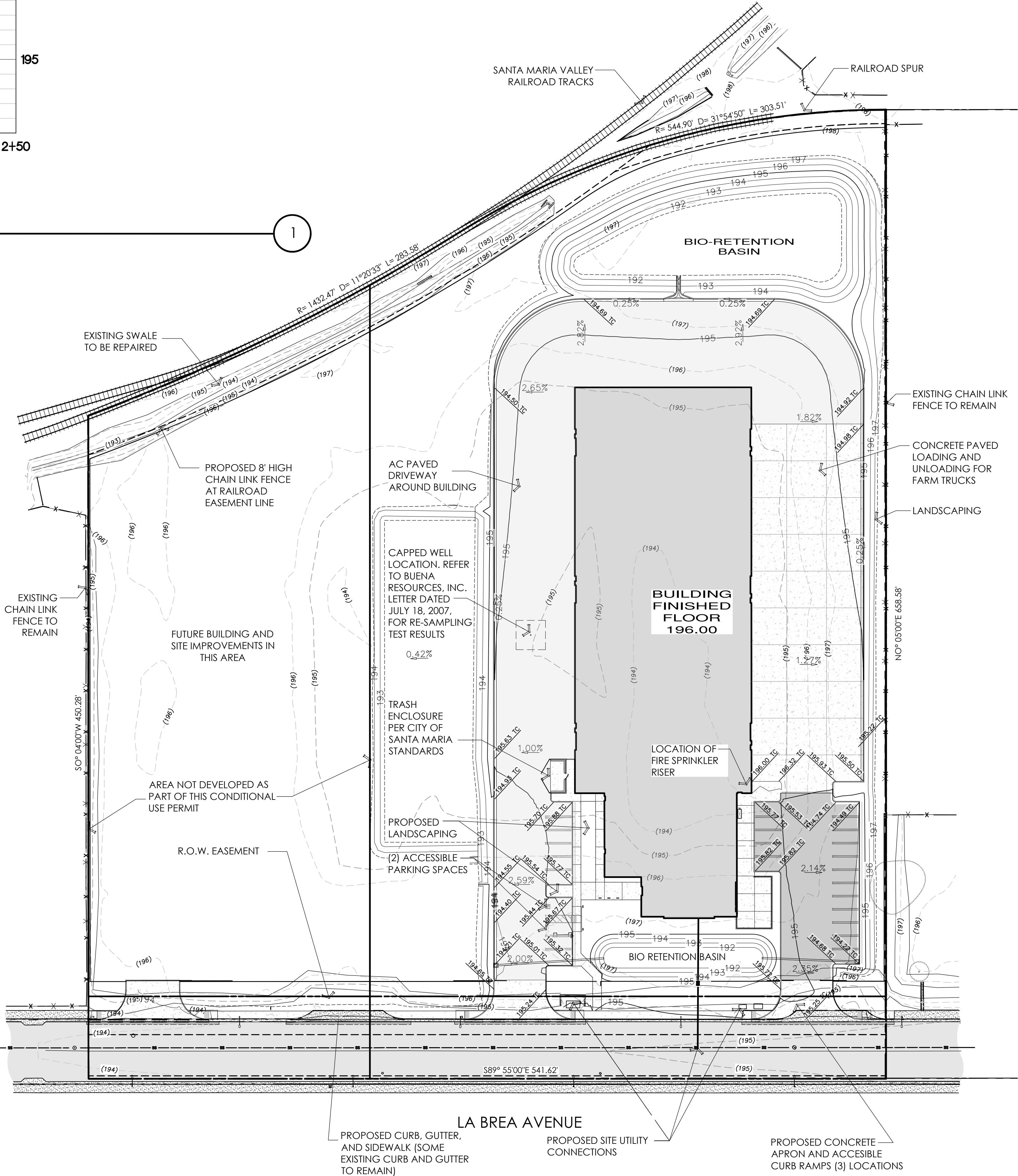
Written dimensions on these drawings shall take precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on this job and this office shall be notified in writing of any variations from the dimensions or conditions shown in these drawings.

PROJECT NUMBER: 1255-01
DATE: MAY 12, 2021
SHEET TITLE:
Exterior Elevations

SHEET NUMBER:



Storm Drain Catch Basin Profiles
Scale: 1" = 40' HORIZONTAL / 1" = 4' VERTICAL



PROJECT:
Packaging Warehouse
LA BREA AVENUE
SANTA MARIA, CA 93458

CLIENT:
Seaside Packaging
2115 SINTON ROAD
SANTA MARIA, CA 93458

CUP
DRAWINGS

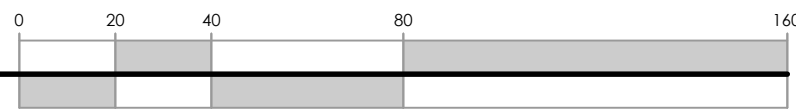


All designs and other information on these drawings are for use on this specific project and shall not be used otherwise without the expressed written permission of Omni Design Group, Inc.

Written dimensions on these drawings shall take precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be notified in writing of any variations from the dimensions or conditions shown in these drawings.

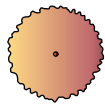
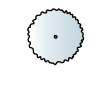
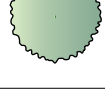
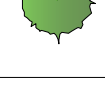
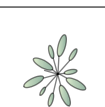
PROJECT NUMBER: 1255-01
DATE: MARCH 01, 2021
SHEET TITLE:
Preliminary Grading, Drainage and Utility Plan
SHEET NUMBER:

Preliminary Grading Plan
Scale: 1" = 40'-0"



C1.0

PROPOSED PLANT PALLET

CENTRAL COAST			
DRY COASTAL CALIFORNIA DROUGHT TOLERANT PLANTINGS			
SYMBOL	BOTANICAL NAME COMMON NAME	PLANT TYPE	CONTAINER SIZE
	HETEROMELES ARBUTIFOLIA CALIFORNIA SAGEBRUSH	TALL ACCENT SHRUB	15 GALLON
	ARTEMISIA CALIFORNICA CALIFORNIA SAGEBRUSH	MEDIUM SHRUB	5 GALLON
	CEANOTHUS 'CONCHA' CALIFORNIA LILAC	MEDIUM SHRUB	5 GALLON
	ARCTOSTAPHYLOS HOOKERI MONTEREY MANZANITA	MEDIUM SHRUB	1 GALLON
	FESTUCA MARIE ATLAS FESCUE	ORNAMENTAL GRASS	1 GALLON
	LANTANA MONTEVIDENSIS PURPLE LANTANA	LOW SHRUB	1 GALLON
	COLEONEMA PULCHELLUM BREATH OF HEAVEN 'SUNSET GOLD'	LOW SHRUB	5 GALLON
	GAZANIA RIGENS 'BURGANDY' PINK TRAILING GAZANIA	LAWN SUBSTITUTES	FLATS
	DISTICTUS BUCCINATORIA RED TRUMPET VINE	VINE	5 GALLON

PROPOSED TREE LIST

CENTRAL COAST			
DRY COASTAL CALIFORNIA DROUGHT TOLERANT PLANTINGS			
SYMBOL	BOTANICAL NAME COMMON NAME	PLANT TYPE	CONTAINER SIZE
	ARBUTUS MARINA COASTAL MADRONE 'STRAWBERRY TREE'	25' -30'	24" BOX
	OLEA EUROPEA 'Swan Hill' FRUITLESS OLIVE Multi-Upright	20' -25'	24" BOX
	PLATINUS ACERFOLIA LONDON PLANE	35' -40'	24" BOX

NOTES

1. Plant material proposed is drought tolerant and meets the low water use requirements of the City's ordinances. The soil type as required by the City's Preliminary Conceptual Landscape Standards is Sorrento Loam per pg. 3 of the Environmental Assessment, prepared by Padre Associates, and is compatible with the selected plant types.
2. WELO Irrigation Design Compliance and Preliminary Calculations are located this sheet.
3. There are no existing trees on site. Street Trees will meet the requirements of the City of Santa Maria and will be 24" Box size.
4. The Bio-retention Facility area shown, will be planted with approved bio-retention plant material for appropriate ground water recharge.

WELO CALCULATION

APPENDIX A AND B WORKSHEET PRELIMINARY CALCULATION

Regular Landscape Areas Total 31,060 ft2

(6) Hydrozones for (32,805ft2) with an average PF of 0.35 and an ET_o of 47.4 (Santa Maria)

MAWA = (47.4)(0.62)(0.35 x 32805) = 337,333 gals per yr.

(MAWA) Maximum Allowed Water Allowance = 337,333 gallons per year meeting the maximum water allowed use mandated by the State of California.

ESTIMATED TOTAL WATER USE PRELIMINARY CALCULATION - ETWU Santa Maria 47.4

Hydrozone No.	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PFxIE)	Total Landscape Area sf/2	ETAF x Area	Est. Total Water Use (ETWU)
#1 TREES	.35	Drip	.81	.2835	0	0	0
#2 - #6 LOW	.35	Drip	.81	.2835	32805	9300	273240
				A = 32,805	B = 9300		
				TOTAL ETWU 227,240*		TOTAL MAWA 337,333	

*ETWU = ET_o x 0.62 x ETAF x Area.
ETAF Calculations - Regular Landscape Areas All Landscape Areas. The average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Total ETAF x Area	(B)	Total ETAF x Area	(B+D)
Total Area	(A)	Stewide ETAF	(A+C)
Average ETAF	B/A		

VALVE TABLE

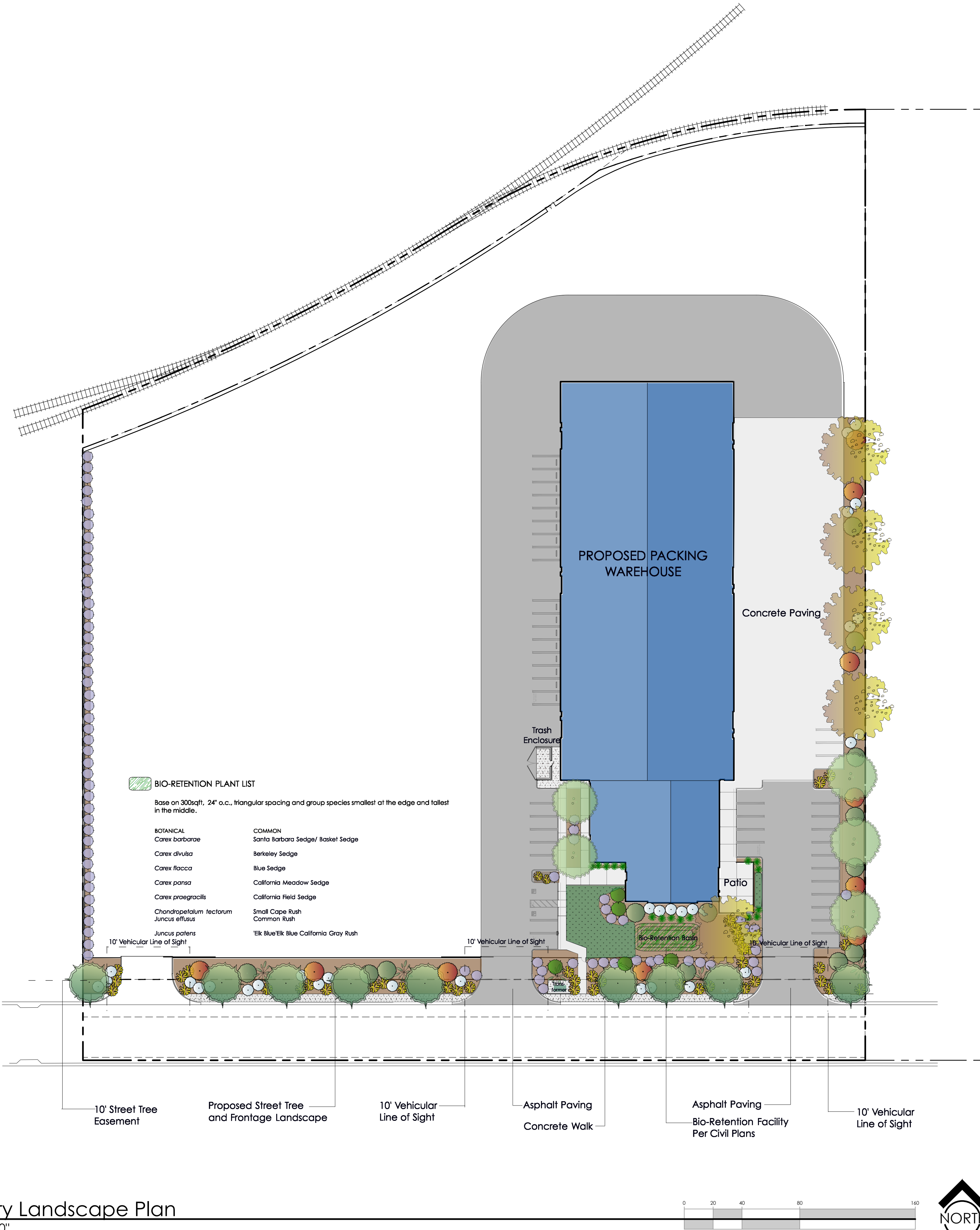
Hydro-Zone/Pf	Type	PSI	GPM
1 Trees	Drip	35	16
2 Low	Drip	35	11
3 Low	Drip	35	11
4 Low	Drip	35	11
5 Low	Drip	35	11
6 Bio	Drip	35	11
Total P22		32,805	

WELO CERTIFICATE OF COMPLIANCE

This Landscape Plan, when installed, will comply with the City of Santa Maria's Municipal Code and the Water Conservation Mandate 'Water Efficient Landscape Ordinance' (WELO) prepared in accordance with the water efficient landscape work sheets Appendix A and Appendix B. The WULOLS values were from the State Guidelines will be used to determine final PF (plant factor) value in the final calculation in the construction document phase.

The water conservation method for the new landscape plant material will have a LOW PF (Plant Factor) rating and the ETWU (estimated total water use) per year is estimated to be with in the Maximum Allowable Water Allocation (MAWA) which will be calculated for the project. Additionally, a 'Smart Controller' with a climate control weather station will be used to monitor the irrigation water and prorate daily water consumption to the minimum requirements for each hydrozones. All trees will be irrigated on separates systems so that once established, water can be regulated in a more efficient manner.

Terry Lee, Landscape Architect RLA#4108



omni
DESIGN GROUP

ARCHITECTURE
CIVIL ENGINEERING
SURVEYING
7111 TANK FARM ROAD, SUITE 100
SAN LUIS OBISPO
CALIFORNIA, 93401
PHONE: (805) 544-9700
email: omni@omni.com



PROJECT:

Packaging
Warehouse

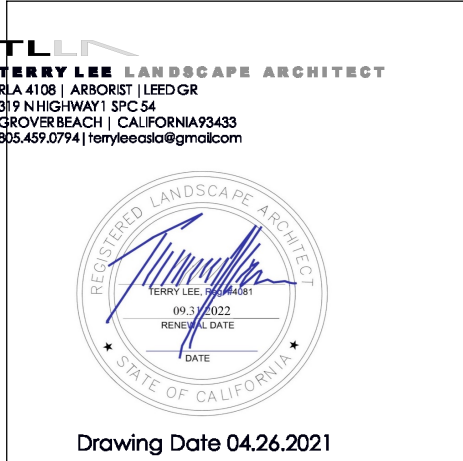
1300 WEST LA BREA AVENUE
SANTA MARIA, CA 93458

CLIENT:

Seaside
Packaging

2115 SINTON ROAD
SANTA MARIA, CA 93458

CONDITIONAL USE
PERMIT DRAWINGS



All designs and other information on these drawings are for use on this specific project and shall not be used otherwise without the expressed written permission of Omni Design Group, Inc.

Written dimensions on these drawings shall take precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on this job and this office shall be notified in writing of any variations from the dimensions or conditions shown in these drawings.

PROJECT NUMBER: 1255-01

DATE: APRIL 30, 2021

SHEET TITLE:

Preliminary
Landscape Plan

SHEET NUMBER:



L1.0


 FULL CUT OFF, LED, PARKING LOT POLE LIGHT
 MOUNTING HEIGHT: 18'
 DARK BRONZE FINISH, SQUARE POLE

WI FULL CUT OFF, LED, WALL SCONE
30 MOUNTING HEIGHT: 14'
DARK BRONZE FINISH, COMFORT WIDE OPTIC



SL1.0

Schedule										
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	S1	4	Lithonia Lighting	DSX0 LED P3 40K T2M MVOLT SSS 16' 4C DM19AS	DSX0 LED P3 40K T2M MVOLT 16' POLE ON 2' BASE	LED	1	8429	0.92	71
	S2	7	Lithonia Lighting	DSX0 LED P3 40K T4M MVOLT SSS 16' 4C DM19AS	DSX0 LED P3 40K T4M MVOLT, T 16' POLE ON 2' BASE	LED	1	8268	0.92	71
	W1	13	Lithonia Lighting	WDGE2 LED P4 40K 80CRI VW	WDGE2 LED WITH P4 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT WIDE OPTIC	LED	1	4526	0.92	34.96

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE	+	1.5 fc	6.7 fc	0.3 fc	22.3:1	5.0:1
SPILL LIGHT	+	0.1 fc	0.6 fc	0.0 fc	N/A	N/A

Luminaire Locations							
		Location					
No.	Label	X	Y	Z	MH	Tilt	Orientation
1	S1	1338.87	-480.47	18.00	18.00	0.00	270.00
8	S1	1277.57	-225.21	18.00	18.00	0.00	90.00
9	S1	1277.57	-347.53	18.00	18.00	0.00	90.00
1	S2	1402.18	-79.07	18.00	18.00	0.00	180.00
2	S2	1291.63	-103.84	18.00	18.00	0.00	123.76
3	S2	1510.95	-95.47	18.00	18.00	0.00	222.97
4	S2	1531.95	-392.26	18.00	18.00	0.00	270.00
5	S2	1529.58	-487.80	18.00	18.00	0.00	270.00
6	S2	1531.95	-296.29	18.00	18.00	0.00	270.00
7	S2	1531.95	-200.02	18.00	18.00	0.00	270.00
10	S1	1277.57	-473.78	18.00	18.00	0.00	90.00
1	W1	1333.17	-175.33	14.00	14.00	0.00	270.00
2	W1	1333.17	-229.64	14.00	14.00	0.00	270.00
3	W1	1334.12	-283.10	14.00	14.00	0.00	270.00
4	W1	1333.04	-338.35	14.00	14.00	0.00	270.00
5	W1	1333.04	-390.74	14.00	14.00	0.00	270.00
6	W1	1454.15	-175.33	14.00	14.00	0.00	90.00
7	W1	1454.15	-229.64	14.00	14.00	0.00	90.00
8	W1	1454.43	-283.71	14.00	14.00	0.00	90.00
9	W1	1454.28	-338.35	14.00	14.00	0.00	90.00
10	W1	1454.28	-390.74	14.00	14.00	0.00	90.00
11	W1	1444.52	-441.52	14.00	14.00	0.00	90.00
12	W1	1378.91	-485.00	14.00	14.00	0.00	270.00
13	W1	1443.42	-486.06	14.00	14.00	0.00	90.00



EXTERIOR LIGHT POLLUTION MUST COMPLY WITH CGC SECTION 5.106.8

ALL LIGHT FIXTURES ARE DARK SKY COMPLIANT

SITE LIGHTING PHOTOMETRIC PLAN

SCALE: 1" = 40'-0"

NORTH



omni
DESIGN GROUP

ARCHITECTURE
CIVIL ENGINEERING
SURVEYING

711 TANK FARM ROAD, SUITE 100
SAN LUIS OBISPO
CALIFORNIA, 93401
PHONE: (805)544-9700
email: omni@ogdg.com



PROJECT:

Packaging Warehouse

1300 WEST LA BREA AVENUE
SANTA MARIA, CA 93458

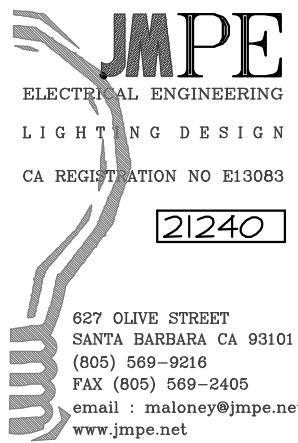
CLIENT:

Seaside Packaging

2115 SINTON ROAD
SANTA MARIA, CA 93458

CONDITIONAL USE PERMIT DRAWINGS

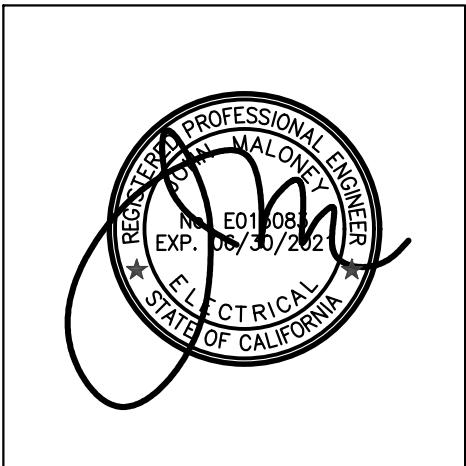
	CLIP DRAWING UPDATES	05.13.2021	SDW
No.	Revision	Date	By



JMPE
ELECTRICAL ENGINEERING
LIGHTING DESIGN
CA REGISTRATION NO E13085

21240

627 OLIVE STREET
SANTA BARBARA CA 93101
(805) 569-8218
FAX (805) 569-8405
email: maloney@jmpe.net
www.jmpe.net



All designs and other information on these drawings are for use on this specific project and shall not be used otherwise without the expressed written permission of Omni Design Group, Inc.

Written dimensions on these drawings shall take precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on this job and this office shall be notified in writing of any variations from the dimensions or conditions shown in these drawings.

PROJECT NUMBER: 1255-01

DATE: MAY 12, 2021

SHEET TITLE:

SITE LIGHTING
PHOTOMETRIC PLAN

SHEET NUMBER:

SL2.0