



CITY OF BUELLTON

PLANNING COMMISSION AGENDA

**Regular Meeting of August 4, 2016 – 6:00 p.m.
City Council Chambers
140 West Highway 246, Buellton, California**

Materials related to an item on this agenda, as well as materials submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the office of the Planning Department located at 331 Park Street, during normal business hours.

CALL TO ORDER

Chair Foster Reif

PLEDGE OF ALLEGIANCE

Vice Chair Mercado

ROLL CALL

Commissioners Brian Dunstan, Dan Heedy, Joe Padilla, Vice Chair Art Mercado and Chair Foster Reif

REORDERING OF AGENDA

PRESENTATIONS

None

APPROVAL OF MINUTES

- 1. Minutes of the regular Planning Commission meeting of July 21, 2016**

PUBLIC COMMENTS

Members of the audience wishing to address the Planning Commission on matters not on the agenda may do so at this time. No action will be taken on these items at this meeting. Please state your name and address for the record. Comments should normally be limited to three minutes.

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

None

OTHER BUSINESS

- 2. Preliminary Review of the Live Oak Lanes Project 16-FDP-03, 16-CUP-01, 16-MUP-02 and 16-EXP-01**

- 3. Draft Avenue of Flags Specific Plan; Clarification of Items Discussed July 21, 2016 at Planning Commission Workshop 3**

WRITTEN COMMUNICATIONS

PLANNING COMMISSIONER COMMENTS

PLANNING DIRECTOR REPORT

ADJOURNMENT

To the next regularly scheduled Planning Commission meeting of Thursday, August 18, 2016 at 6:00 p.m. in the Council Chambers located at 140 West Highway 246.

Please note that the date of any Planning Commission decision starts an appeal period. During the appeal period either the applicant or any aggrieved party may appeal the application of a perceived onerous or unreasonable condition or the decision itself to the City Council as governed by the applicable section of the Buellton Municipal Code.

CITY OF BUELLTON

PLANNING COMMISSION MEETING MINUTES

Regular Meeting of July 21, 2016 – 6:00 p.m.
City Council Chambers, 140 West Highway 246
Buellton, California

CALL TO ORDER

Chair Reif called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

Chair Reif led the Pledge of Allegiance

ROLL CALL

Present: Commissioners Brian Dunstan, Dan Heedy, Joe Padilla,
and Chair Foster Reif

Absent: Vice Chair Art Mercado

Staff: Contract City Planner Irma Tucker
Assistant Planner Andrea Keefer
Public Works Director Rose Hess
Staff Assistant/ Planning Technician Clare Barcelona

REORDERING OF AGENDA

None

PRESENTATIONS

None

APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of June 16, 2016

MOTION:

Chair Reif moved Commissioner Padilla seconded the motion to approve the Minutes of June 16, 2016

VOTE:

Motion passed by 4-0 voice vote.

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

None

OTHER BUSINESS

2. Avenue of Flags Draft Specific Plan Workshop

RECOMMENDATION

That the Planning Commission provide comments regarding the Draft Avenue of Flags Specific Plan, to be forwarded to the City Council for review and further direction.

SPEAKERS/DISCUSSION:

Contract City Planner Irma Tucker and the consultant team provided a PowerPoint presentation.

The following members of the public provided comments:

- John Oltman, 272 Avenue of Flags, Buellton
- Richard Crutchfield, 532 Avenue of Flags, Buellton
- Steve Sawin, Buellton Historical Society
- Ron Anderson, 374 Kendale Road, Buellton
- Judith Dale, 381 Thumbelina, Buellton
- Peggy Brierton, 225 Teri Sue Lane, Buellton
- Pete Robertson, 1376 Calzada, Santa Ynez
- Sonja Larsen, 546 Central Avenue, Buellton
- Cindy Taylor, 778 W. Hwy 246, Buellton
- Deep Gruel, Bakersfield
- Kathy Vreeland, 597 Avenue of Flags, Buellton

The Commission discussed the following:

- The City's water, sewer and drainage capacity to serve future development in Buellton
- Economic development and incentives
- Phasing of incentives, early developers could receive a larger incentive

- Form-Based Code vs. Zoning, simple comparative explanation
- Privatization of the medians by sale, lease etc.
- Reduce the number of design styles and lose the “Art Deco” style of architecture
- Involve the historical society and consider ways to preserve Buellton’s history
- Parking and traffic circulation
- Clarification of Table 2-1 in Chapter 2, page 42

The Commission commended staff and the consultant team on a job well done.

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

None

PLANNING DIRECTOR REPORT

None

ADJOURNMENT

Chair Reif adjourned the meeting at 9:03 p.m. to the next regular scheduled meeting of the Planning Commission to be held August 4, 2016 at the City Council Chambers, 140 West Highway 246, Buellton.

Foster Reif, Planning Commission Chair

ATTEST:

Clare Barcelona, Planning Commission Secretary

An audio CD of this Planning Commission Meeting is available upon request.

CITY OF BUELLTON
Planning Commission Agenda Staff Report

Planning Director Review: WAB
Planning Commission Agenda Item No: 2

To: The Honorable Chair and Commission Members

From: Andrea Olson Keefer, Assistant Planner

Date: August 4, 2016

Subject: Preliminary Review of the Live Oak Lanes Project
16-FDP-03, 16-CUP-01, 16-MUP-02 and 16-EXP-01

BACKGROUND/DISCUSSION

Owner: Roger Nielsen
Applicant: Carol Peterson
Agent: Sid Goldstien
Zoning: CR (General Commercial) and OS (Open Space)
APN: 137-200-078

The proposed project is the development of an 18-lane bowling alley/family entertainment center to be located on vacant land at 290 East Highway 246 (APN 137-200-078) (Vicinity Map – Attachment 1). The site is a 10.35 acre parcel, located in the CR (General Commercial) and OS (Open Space) zones. The project would be built entirely within the CR portion of the site.

The project includes a Final Development Plan (16-FDP-03) Conditional Use Permit (16-CUP-01), Minor Use Permit (16-MUP-02) and Sign Ordinance Exemption (16-EXP-01). The project consists of a 45,633 square foot building with two stories. Amenities on the first floor include 18 bowling lanes, a restaurant/bar, party rooms, game area, two restrooms, and other associated uses. The second floor consists of a 750 square foot balcony with an arcade, party room, offices, restrooms, and conference room. Additionally, outdoor space will be provided on the south side of the building for patio dining/lounging, and 3 bocce ball courts. Per Municipal Code section 19.02.210, a Conditional Use Permit is required for the outdoor bocce ball courts, as it meets the definition of “Outdoor Commercial Recreation”. The highest point on the building is 38.42 feet. The maximum height permitted is 35 feet. Section 19.08.120.G of the Buellton Municipal Code allows for modifications to the building height limit when such modifications are justified. A Development Plan Modification would be required for the height.

Per Municipal Code section 19.04.172, a Minor Use Permit is required for the proposed 27.55 square feet of additional signage beyond the allowed 400 square feet. Planning Commission may allow a 50% increase in sign area. Additionally, per Municipal Code

section 19.04.170, a Sign Ordinance Exemption is required to allow an off-site, private directory monument sign at the entrance to the existing commercial development.

The architecture is Contemporary Ranch as described in the Community Design Guidelines. Comments from the City's design consultant are forthcoming.

There are 42 additional parking spaces proposed than are required by the Municipal Code. The Buellton Municipal Code requires that 8 parking spaces per lane are provided for a bowling alley. The parking calculations on the plans show the parking requirements for bowling alleys. This includes the required accessible parking spaces and 1 loading space. 13 bicycle parking spaces are also proposed.

In accordance with the California Environmental Quality Act (CEQA), Staff will be preparing an initial study after all of the special studies (biology, traffic, air quality/greenhouse gas emissions) are completed. The level of environmental review will be determined at that time. Due to the proximity of the project site to the Santa Ynez River and access to the project site from intersection at Highway 246, Biology and Traffic studies will be required and will be included in the Initial Study for the project.

The civil, architectural, landscape, lighting plans are included as Attachment 2.

Initial Staff Review

The project generally conforms to the City's General Commercial (CR) requirements, as summarized in the table below. An asterisk indicates that the project does not currently conform to the applicable development standard or more information is required.

Development Standard	General Commercial (CR) Zone Requirements	Proposed Project
Minimum Lot Size	None Required	10.35 acres
Front Setback	None Required, 10' to any structure for interior lots	38' to building on north
Side Setback	None Required, 10' to any structure for interior lots	8' to parking on east 6.8' to parking on west 134' to building on east 68' to building on west
Rear Setback	None Required, 10' to any structure for interior lots	200' setback from Top-of-bank
Floor Area	No Maximum	34,400 square feet
Site Coverage	No Maximum	3.19 acres
Height Limit*	35'	38.42' (Development Plan Modification Req.)
Landscaping*	5% of the net lot area	Percentage not indicated on plans.

Parking	Bowling Alley Parking: 8 spaces per lane Total Required: 144	186 spaces (including 1 loading, 6 accessible, and 13 bicycle parking spaces)
Signage*	1 square foot per number of feet of longest street property frontage 400 square feet maximum	5 Wall Signs – 357.8 square feet 1 Private, Directory Monument Sign – 69.74 square feet (double-sided) Total Signage - 427.55 square feet

The following are initial staff comments regarding the project.

- Height Limit Modification: A Development Plan Modification is required for the height. The applicant must submit a request to modify the height requirement to allow a maximum height of 39 feet. The highest point of the proposed building is 38.42 feet. Per code section 19.02.220, the maximum height allowed in the CR zone is 35 feet. Modifications to the height requirement are allowed per code section 19.08.120 (G), when such modifications are justified. The increased height would allow for additional architectural elements. A Development Plan Modification will be required for the height.
- Landscaping Requirement: 5% of the net lot area is required to be landscaping. The plans do not clearly show that this requirement is met. Need to show the percentage of the site that is landscaping to ensure the 5% requirement is met.
- In addition to showing landscaping coverage of the lot as a percentage of the total lot, the building footprint, driveways and parking, concrete walks, etc. need to be shown on the plans in this form as well.
- Signage: A Sign Ordinance Exemption is required for the proposed off-site private, directory monument sign. Additionally, a Minor Use Permit is required for the additional square footage of signage beyond the allowed 400 square feet. Because the project site is an interior lot, there is no street property frontage to be measured, and therefore this standard does not apply. The square footage of the monument sign labeled on the plans is incorrect. Need to change the square footage of the monument sign to 69.75 square feet. Per Municipal Code Section 19.04.170, sign square footage is measured by the total square footage of a sign face that can be enclosed in a single rectangle.
- Trash Enclosure Standards: 50% or more of the trash enclosure area is required to be used for recycling. The plans do not show any recycling. Need to show on the plans that at least 50% of the containers will be for recycling.
- Access: The plans do not clearly show where access to the site is provided. Need to extend the view of the site plan to Highway 246 to show access to the project site. This expanded site plan also needs to show improvements and existing buildings.
- Need to show proposed trail easement and connection from the project site to the trail on the plans.
- A Conditional Use Permit is required for outdoor bocce ball courts.

The level of environmental review will be determined after all of the special studies are completed and we have prepared the initial study. Biology and Traffic studies will be required for the project to be included in the Initial Study. The applicant is required to pay the full amount

for the studies prior to the City authorizing their preparation. The proposals with the fee amounts will be included in the Incomplete letter to the applicant.

Comments from the City's Architectural Design Consultant and Public Works Director/ City Engineer were not received in time to be included in this report. Any additional comments received will be forwarded to the Planning Commission. Supplemental comments from the Public Works Director will be included in the presentation to Planning Commission.

A complete list of all comments and required corrections from staff and Planning Commission will be summarized in an incomplete letter to the applicant. The applicant will then respond to the incomplete letter with a resubmittal of the project. If the resubmittal meets the requirements contained in the incomplete letter then the project will move forward with a public hearing with the Planning Commission. At that time the Planning Commission would take an action on the project.

RECOMMENDATION

That the Planning Commission provide direction to the applicant and staff on the proposed project plans.

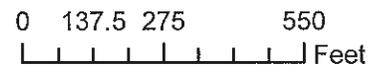
ATTACHMENTS

Attachment 1 - Vicinity Map

Attachment 2 – Civil, Architectural, Landscape, Lighting plans



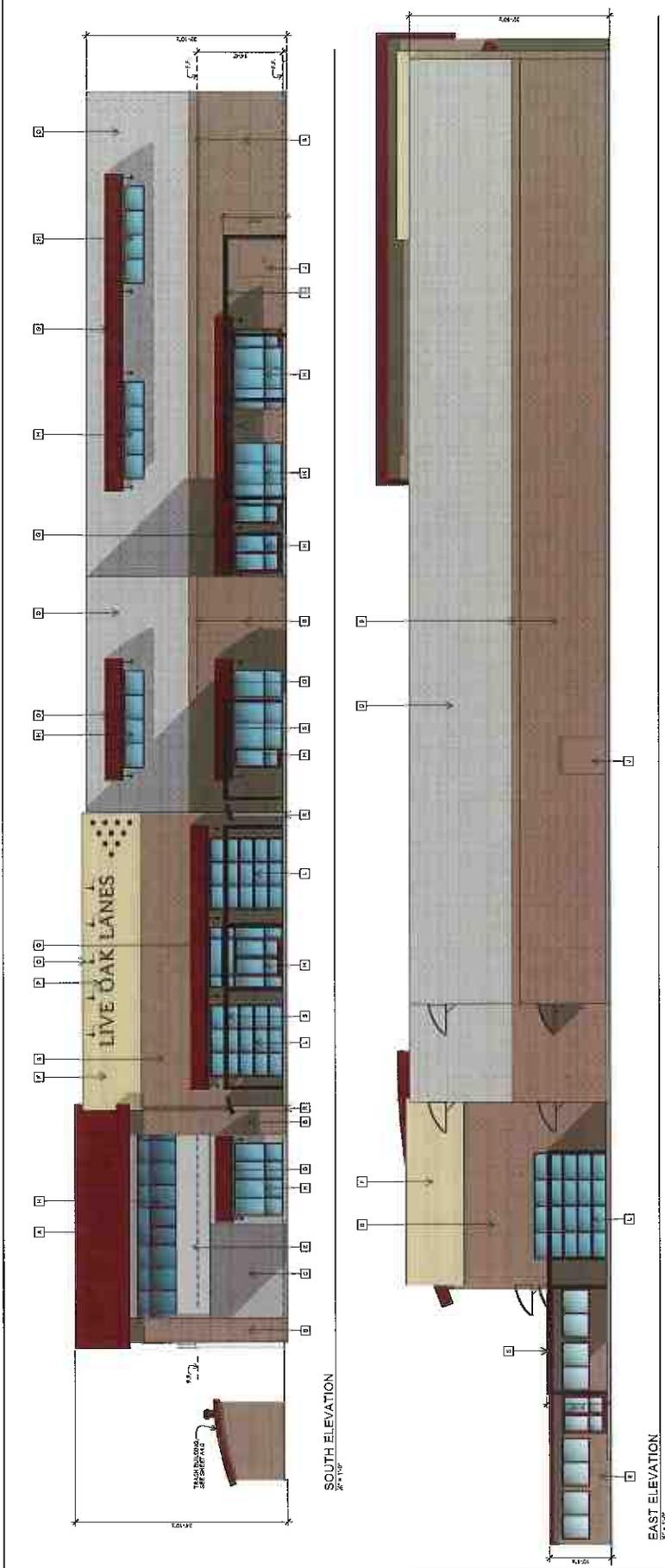
Attachment 1 - Vicinity Map



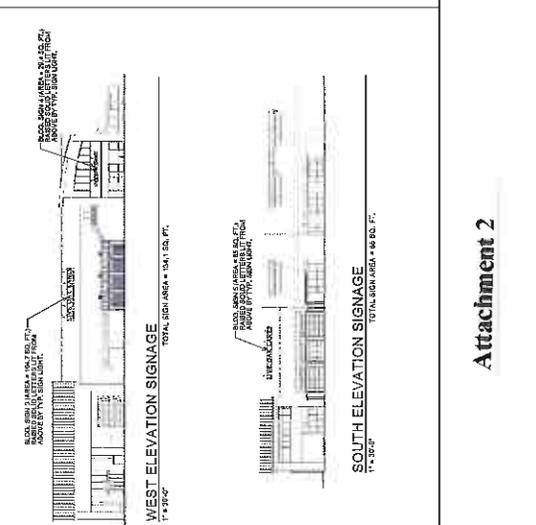
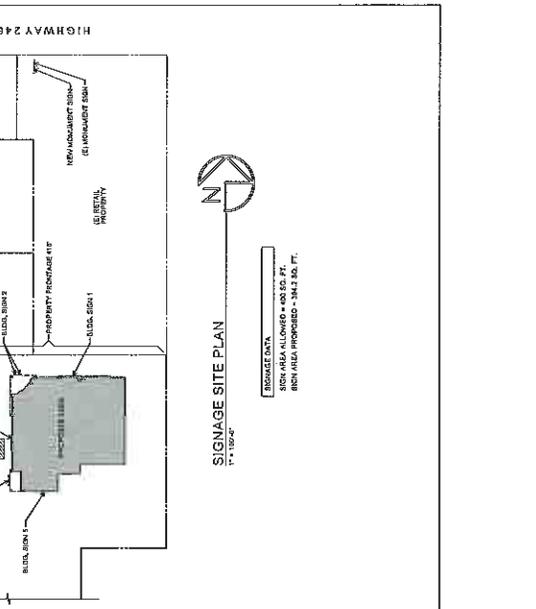
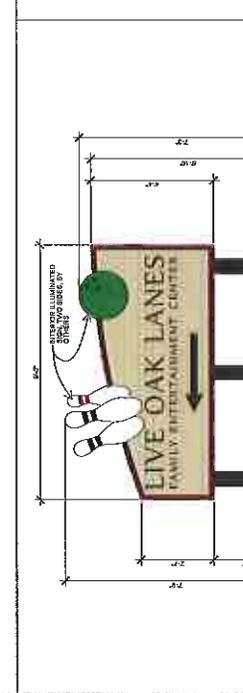
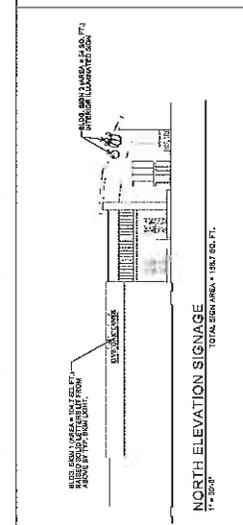
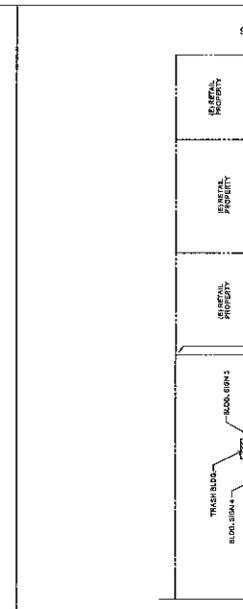
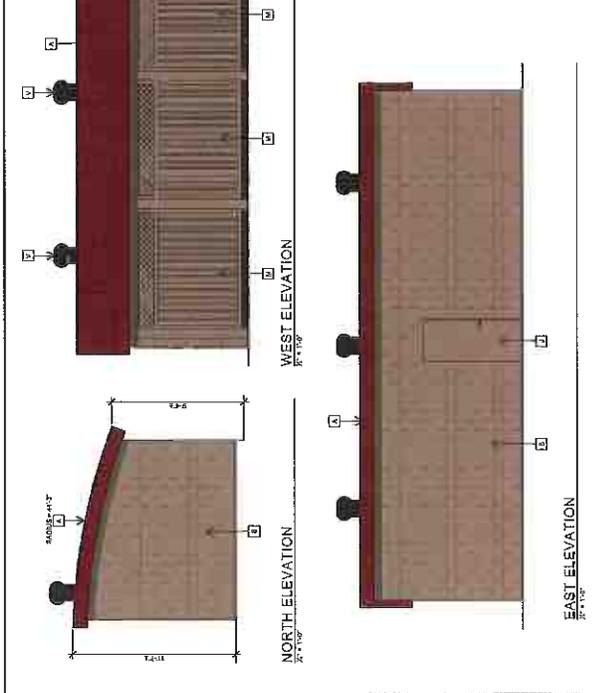
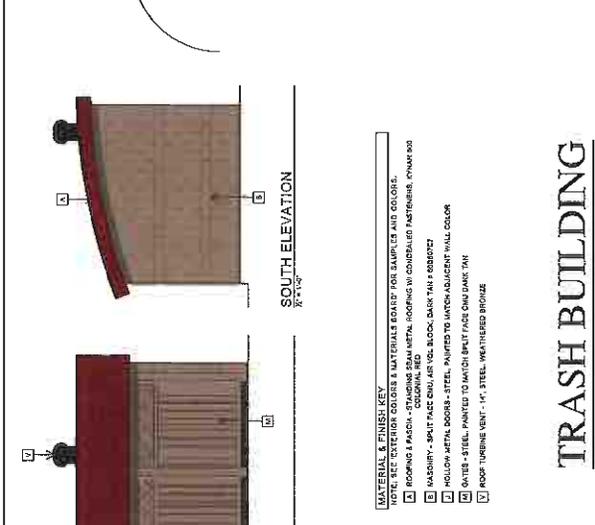
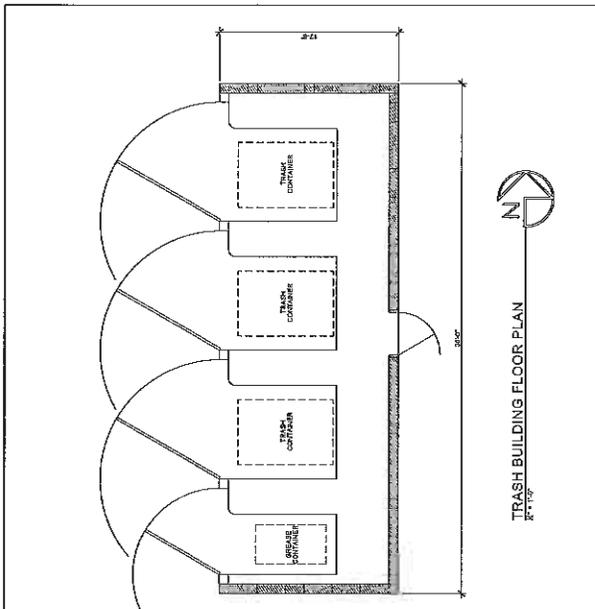
Legend

-  City Parcels
-  Project Location





- MATERIAL & FINISH KEY**
- 1 STAINLESS STEEL
 - 2 POLISHED BRASS
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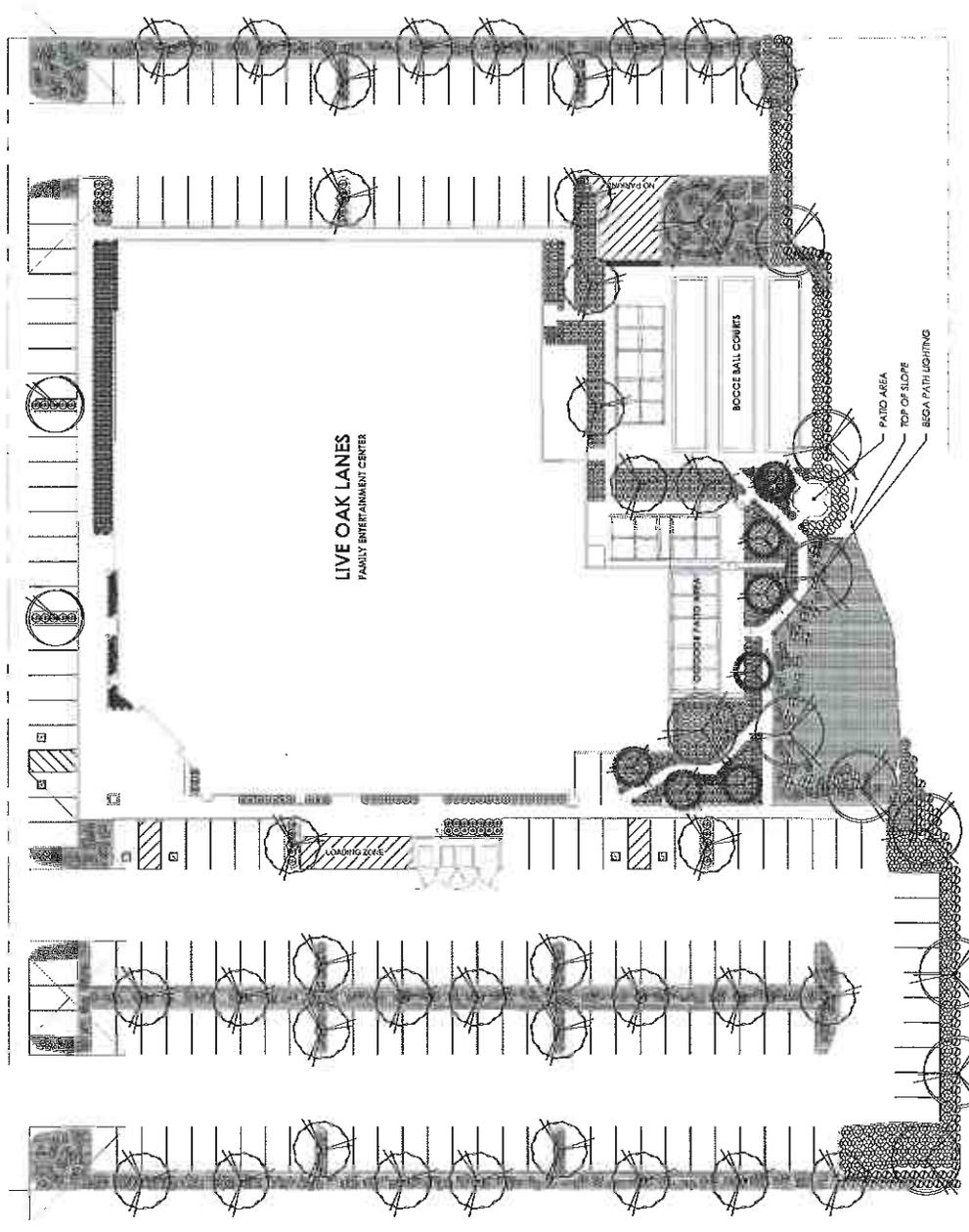
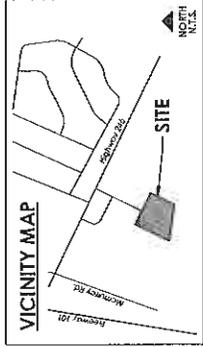


LIVE OAK LANES

290 E. HIGHWAY 246, 11 BELLTON, CALIFORNIA 93427

PLANT LEGEND

TREES	
SYMBOL	NAME
(11)	CERCIS OCCIDENTALIS WINTER REDBUD
(12)	QUERCUS AGROPHYLLA
(13)	ULMUS PARVIFLORA 'ORANGE' ORANGE CHINESE ELM
STREET TREES	
SYMBOL	NAME
(51)	FRAXINUS ANGUSTIFOLIA RAYWOOD ASH
SHRUBS	
SYMBOL	NAME
(14)	ARGENTANTRIS 'BIG RED' BIG RED KANGAROO PALM
(15)	CALAMAGROSTIS A. 'KARL FORSTER' KARL FORSTER FEATHER REED GRASS
(16)	CHAMAECRISTA SMALL CAVE GUSH
(17)	CELANOTRIS ANCHOR BAY ANCHOR BAY CEANOBIUS
(18)	JUNCUS PATENS CALIFORNIA GRAY BUSH
(19)	LOMANDEA LONGIFOLIA 'BREEZE' BREEZE DWARF WAT RUSH
(20)	MONARDELLA 'RIBBON' RIBBON MONARDELLA
(21)	ORINDEA SPECIOSA MEXICAN EVENING PRIMROSE
(22)	PHLEBODUM AUREUM RABBIT'S FOOT FERN
(23)	RHAPHIDOPUS UNIBULBATA 'MINOR' DWARF TEDDAR HAWTHORN
(24)	WESTRINGIA FRUTICOSA 'WINDY' LOW GROW FUCHSIARIA
GROUNDCOVERS	
SYMBOL	NAME
(30)	COBBLES
(31)	DECONPOSED GRANITE
(32)	MUSCIGRASS PASCUOLUM 'PUNAH CREEK' TRAILBLAZER MISCORINUM
VINES	
SYMBOL	NAME
(41)	GERANIA OCCIDENTALIS LAVENDER STAR FLOWER
(42)	FOUR FAMILIA GREEN PANTO

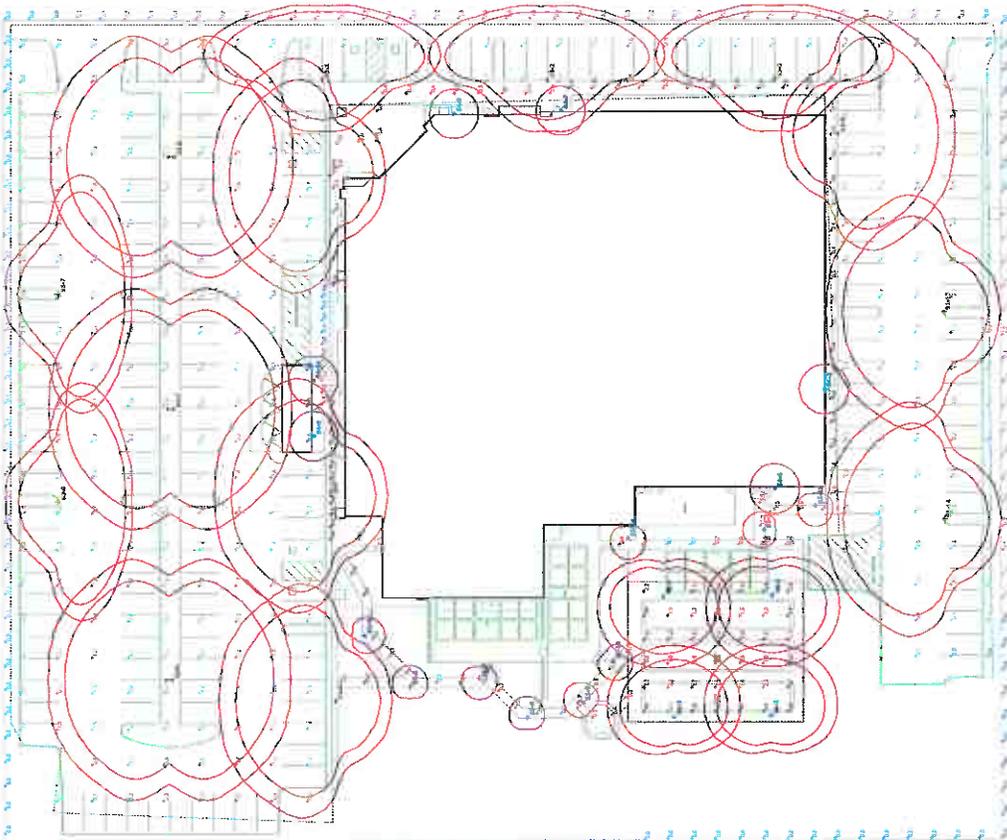


CONCEPTUAL LANDSCAPE PLAN

- GENERAL NOTES**
- MINIMUM PLANT SIZE: STREET TREES (24" DBH); SITE TREES (1.5 GAL); SHRUBS (1 GAL); GROUNDCOVER (1 GAL)
 - IRRIGATION SYSTEM TO BE INSTALLED AS A PART OF SITE CONSTRUCTION. SYSTEM SHALL BE UNDERGROUND. AUTOMATIC W/ 1/2" POP-UP HEADS, SMART CONTROLLER AND AUTOMATIC BACK FLUSH. LOW FRESHWATER RATE HEADS TO BE USED TO MINIMIZE RUNOFF.
 - POINT OF CONNECTION FOR WATER SUPPLY SHALL BE BY A NEW LANDSCAPE METER.
 - ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF MEDIUM BARK MULCH AFTER INSTALLATION.
 - ALL MATERIAL SHALL CONFORM TO THE COUNTY OF SANTA BARBARA OR STATE OF CALIFORNIA MODEL WATER CONSERVATION ORDINANCE.
 - ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER THE COUNTY OF SANTA BARBARA STANDARDS AND CODES.
 - FOR SITE WORK, ARCHITECTURAL AND GRADING/DRAINAGE INFORMATION USE PLANS BY OTHER.
 - PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE COUNTY OF SANTA BARBARA STANDARDS AND CODES.
 - PLANTINGS ARE FOR DESIGN AND REVIEW PURPOSES ONLY AND SHALL NOT BE USED AS CONSTRUCTION OCCUMENTS.
 - TREES PLANTED IN AN AREA LESS THAN 8' WIDE SHALL BE INSTALLED WITH A ROOT BARRIER TO PROTECT AGAINST HARDSCAPE DAMAGE.
 - TREES ARE TO BE SELECTED FROM THE COUNTY OF SANTA BARBARA APPROVED TREE LIST.



NOTE: SIGN LIGHTING AND SOFRT LIGHTING MOUNTED ON BUILDINGS ARE NOT SHOWN ON PHOTOMETRIC. LIGHTS DOES NOT CHANGE THE FOOT-CANDLES AT PROPERTY LINES.



10 Footcandles beyond this point

Item	Quantity	Unit	Notes
...

Item	Quantity	Unit	Notes
...

Item	Quantity	Unit	Notes
...

MH = MOUNTING HEIGHT

Scale: 1" = 10'

CITY OF BUELLTON
Planning Commission Agenda Staff Report

Planning Director Review: MMB
Planning Commission Agenda Item No.: 3

To: The Honorable Chair and Commission Members

From: Irma Tucker, Contract City Planner

Meeting Date: August 4, 2016

Subject: Draft Avenue of Flags Specific Plan;
Clarification of Items Discussed July 21, 2016
at Planning Commission Workshop #3

BACKGROUND

A third round of public workshops to receive comments on The Avenue of Flags Draft Specific Plan was recently held on two separate dates: at a community workshop on Saturday morning, July 16, as well as at the Planning Commission meeting on Thursday evening, July 21, 2016.

In general, the Draft Specific Plan was well received. The Planning Commission suggested clarification of a few key topics to be addressed in the Specific Plan. Follow-up information and clarification of these topics/questions are presented below; applicable information will be incorporated into the subsequent revised draft Specific Plan that will be presented to the City Council during a workshop to be scheduled (tentatively) in September 2016.

TOPICS

1. WATER / SEWER / DRAINAGE
 - a. Do we have enough capacity to serve future development on the Avenue? How will this be determined?
 - b. Is there enough water, sewer and drainage capacity to serve incentivized projects – higher density beyond General Plan capacity – in the AOF Specific Plan area?

The City's General Plan, originally adopted in 2007, has taken consideration of build-out within the city (including the Ave of Flags Specific Plan Area) and during that review made the determination that there was sufficient water and sewer treatment capacity for build-out. Since that time, we continue to regularly assess the availability of water and future needs of the city through our Annual Water Reports. Based on current groundwater conditions, there is enough capacity to accommodate this development. As each project actually moves forward, water requirements are evaluated more closely.

Follow-up Information re: Planning Commission Workshop #3
The Avenue of Flags Draft Specific Plan

In addition, the city has already realized reduction in water use/needs over the past decade due to water conservation and upgrades of plumbing fixtures. Water production has reduced, particularly during the past few years. The data from the past couple of years can mostly be attributed to required conservation due to the drought (2006/1230 AF – 2015/1072 AF). However, in review of pre-drought period (2006/1230 AF -2013/1271 AF), water use was relatively consistent.

Water demands of future development will be evaluated in the context of recent Citywide water conservation efforts. The CEQA review for the Specific Plan will evaluate this issue on more detail. A key consideration in that evaluation will be the extent to which increased development potential on the Avenue would be offset by reduced per capita water demand because of the success of ongoing conservation efforts, such that overall long-term water use would remain within the parameters of what was anticipated under the current General Plan.

Wastewater influent has also been reduced (2006/475,000 gpd – 2015/400,000 gpd). The wastewater treatment plant's capacity is 650,000 gpd. There is sufficient capacity for anticipated flows. Further analysis will be required as each project develops to ensure that the strength and quantity of the waste is acceptable. Each new development will still be required to pay connection fees that would contribute to our facility costs.

Existing storm drain infrastructure is minimal within the specific plan, however, all projects, including those completed by the City on the medians are subject to stormwater requirements to retain and treat stormwater. Infrastructure such as this is required for every project as part of the City's stormwater ordinance.

Much of the east side of the Ave of Flags Specific Plan area is within the floodplain. Developments within the floodplain will be subject to design requirements such as floodproofing and minimum base floor elevations that conform to the City's floodplain requirements.

2. BASELINE DEVELOPMENT VS. INCENTIVIZED POTENTIAL;
OTHER ECONOMIC DEVELOPMENT ITEMS

a. How does the Specific Plan determine what is "baseline" development potential?

We begin with the existing General Plan zoning as a baseline. This was chosen as an alternative to simply up-zoning existing properties. Benefits from increased development potential (including implied residual land value) is reserved for developers who actually implement projects that support the City's prioritized community objectives. This does not preclude an existing land owner from development of their property and realization of benefits of increased development potential, but it serves to avoid rewarding passive land ownership.

*Follow-up Information re: Planning Commission Workshop #3
The Avenue of Flags Draft Specific Plan*

Attachment A hereto sets forth revised narrative and table 2-1 to be inserted into Avenue of Flags Specific Plan Chapter 2 - Form & Character, Section D – Land Use & Development.

- b. When does incentivization begin?

Incentivization begins with the first project on the Avenue that desires to access the menu of potential incentives, such as increased mixed-use residential density or reduced on-site parking potential, or other deviation from existing baseline General Plan zoning. As soon as a project proposes to deviate from the baseline existing General Plan zoning, the project developer would need to work with planning staff to identify corresponding community priorities / objectives (e.g. funding of median improvement, construction of public restrooms) to be contributed by the developer / project in exchange for the desired incentives via the Development Opportunity Reserve program.

- c. Can the SP phasing identify the most crucial initial required infrastructure within each phase?

Yes, the Specific Plan will identify priority initial infrastructure improvements, and the City should prioritize improvements that would be most catalytic to private development (e.g. median improvements, parking, sidewalks). Timing and phasing of infrastructure should additionally be commensurate with “vertical” improvements.

- d. Can early developers be incentivized to a greater extent than later developers as a means of encouraging development?

Yes, the City should continue to evaluate potential incentives on an ongoing basis, and awarding of incentives should be allotted via the Development Opportunity Reserve based on community benefits / objectives in need at each phase. For example, it may be the case that the City would allot a greater increase in mixed-use residential density in early stages of Specific Plan implementation, in return for priority infrastructure improvements such as sidewalks and public restrooms. Think "early bird gets the worm."

- e. Has the City considered privatization of the medians? For example: Sale, Lease, Leveraging.

Yes, the City / Consultant team considered various methods of privatization of the medians, including:

- i. Leasing by the city on a building-by-building (or kiosk-by-kiosk) basis to private businesses - result is on-going fiscal revenues*
- ii. Master ground lease of the medians to a private entity that would manage site-specific leasing on the medians - result is on-going fiscal revenues*

Follow-up Information re: Planning Commission Workshop #3
The Avenue of Flags Draft Specific Plan

- iii. *Lease / lease-back financing, whereby the median is utilized as collateral for a debt issuance based on future lease payment revenues - result is up front capital in flow*
 - iv. *Parking on the medians could be managed by a Parking District / Parking Authority and offered to businesses along the Avenue in exchange for fee revenue*
- f. How will City insure that infrastructure construction is commensurate with level of private development?

The Development Opportunity Reserve enables the City flexibility to prioritize both the incentives it is willing to grant and the community benefits it receives from private developers (e.g. funding for median improvements), based on the stage of Specific Plan build-out and the corresponding level of private development occurring / planned at that time. The City should leverage this flexibility on a case-by-basis to prioritize improvements that would be most catalytic to private development and to be commensurate with "vertical" improvements.

3. LAND USES / DENSITY / HEIGHT ALLOWED

- a. Is it possible to build a housing-only project on the Avenue or anywhere in the specific plan area under the SP?

As a general rule of thumb, allowable land uses on ground floors that face the Avenue of Flags and Highway 246 shall be non-residential and shall not include parking, garages, or similar uses. Housing-only projects may be possible within certain areas, subject to any development restrictions indicated in the Form Based Code that relate to the identified opportunity sites. For example, larger opportunity sites may be appropriate for different kinds of mixed use projects, including "horizontal" mixed use, where commercial uses might front along the Avenue, and housing might be in the rear of the site away from the Avenue frontage. It's possible that the commercial and residential portions of such a project are built independent of one another. In this case, the housing portion might be considered a "housing-only" project, although in reality, it would be coordinated with other commercial development on the Avenue.

- b. Is it possible to develop on the Avenue with something not on the list of Land Use Possibilities? If so, under what conditions?

The list of land use possibilities is intended to provide guidance, and not be overly restrictive. For example, it describes a variety of related, and generally low intensity service and retail commercial uses. The Specific Plan could include other uses that are consistent with these concepts, especially given the evolving nature and innovations inherent in the commercial industry. Similarly, residential, recreational, and civic uses described are intended to implement the Vision for the Avenue. Other related uses not explicitly on the list could be

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included at the discretion of the City, provided they are consistent with the Vision as articulated in the Specific Plan.

- c. Does the SP limit the kind of development that could occur on one Opportunity Site versus another?

The Specific Plan defines an intended concept for each opportunity site, based on its size and location. Larger sites may be more appropriate for more complex mixed use projects than some of the small parcels along the Avenue, especially on its west side. In this sense, this idea is something like conventional zoning, except each opportunity site concept is much more flexible, and intended to take advantage of any unforeseen development opportunities that may arise that are consistent with the intent of the Specific Plan.

- d. How can we show and make it clear as to what can be built on the lots.

What can be built on lots within the Specific Plan area is a combination of three things: 1) the list of Land Use Possibilities (which is somewhat flexible, as described above); 2) the overall development concept set forth for each Opportunity Site (as described above); and 3) the physical design parameters of buildings and outdoor spaces as set forth in the Form Based Code development regulations. Collectively, these provide a much more flexible and implementable set of standards that achieve the intent of the existing General Plan mixed use regulations.

- e. Will every project be negotiated on a case-by-case basis? Developers need some certainty in advance re: what land uses are allowed on specific sites, before they spend money to draw up plans.

The Specific Plan is intended to provide a comprehensive and implementable framework for future development on the Avenue. One of the big advantages of the Specific Plan is that CEQA review for future projects on the Avenue will already be addressed as part of the adoption of the Specific Plan. Unless a project intends to propose a major deviation from the intent of the Specific Plan, CEQA review will be greatly simplified for new development projects on the Avenue, and in most cases, such projects will likely be exempt from further review.

The Specific Plan set forth benchmarks for development projects related to incentives and public amenities. The Plan describes situations where developers would be able to build above baseline allowable densities in exchange for providing various public amenities that are identified in the Plan. Developers are encouraged to work with the Planning Department early on to better define these potential tradeoffs during the pre-application process. This apparent "uncertainty" is better described as "flexibility", a key consideration that would allow projects to be approved that might not otherwise have been under the pre-Specific Plan regulatory framework.

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- f. Is there a minimum requirement for height and density

There are no established minimum building heights or densities. However, developers will need to ensure that their projects are profitable, which sets a market-driven lower limit on building heights and development density. This "limit" will be flexible over time in response to changing economic conditions.

- g. In District 1, which is characterized as the Traveler's Service District in the Specific Plan, is it possible to have a 2nd gas station?

In the revised draft Specific Plan presented to City Council, a list of optional regulations will be submitted for consideration. The options list will include "service station" as a possible land use in District 1, requiring a Major Conditional Use Permit.

4. FORM BASED CODE vs. ZONING

- a. Please explain in simple terms how form based code works compared to regular zoning.

Cities use various methods to help create and implement a desired built environment. Among these methods are zoning maps and form based codes.

While zoning is based on the concept of dividing land into large areas, where allowable land uses are established with development standards that apply anywhere within that zone, a form based code takes a very different approach. It does not establish allowable land uses by "zone", but instead establishes (and illustrates) physical design standards that apply to buildings and spaces. It does not restrict allowable land uses to certain areas, but instead explicitly allows any use that would be considered acceptable within the overall plan area, provided that it can be constructed within the physical parameters laid out in the form based code. In that way, mixed uses are explicitly encouraged, and in fact would be made inherently compatible through the design standards included in the form based code.

Unlike conventional zoning which focuses on land use that tends to create homogenous zoning areas, form based code encourages diversity through a mixture of uses, form, architectural styles, and scale. A mixture of building types and uses is encouraged: residential above commercial, a live-work unit, and offices above mercantile can all be next to each other on the same street, block, or even parcel of land. Through the use of allowable building types, architectural styles, façade width requirements and maximum building heights, a diverse pedestrian friendly downtown is planned and allows us a hand in materiality, quality and feel of the built environment. To help develop a human scale, landscape design requirements can be included, as well as signage standards

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regulating materiality, location, size and illumination. Typically, form based codes are used in conjunction with zoning maps and apply to overlay zones that allow for either vertical or horizontal mixed uses. This is the case with the Avenue of Flags Specific Plan, which functions as an “overlay” zone where its form based code standards take precedence to allow the desired development flexibility.

5. MEDIAN 5

- a. Why aren't we now getting rid of the small “mini-median” in District 5, along the west side of the Avenue of Flags?

A meeting in June 2016 between the City and a group of approximately 10 property/business owners in the affected area resulted with retention of the mini-median in front of Mother Hubbards-Gino's Pizza building block. This modification was made in response to the request of business owners, who were concerned about loss of parking spaces if the mini-median is removed, which would require a reconfigured vehicle circulation pattern.

Removal of the mini-median was evaluated and will be included in the Specific Plan as a potential future option to be considered, once additional parking spaces are installed along the Avenue of Flags.

6. OUTREACH TO PROPERTY & BUSINESS OWNERS

- a. How much outreach specifically to the property owners and businesses was done (when and how)? Where/what is the property owner/businesses input considered?

- i. All property owners were notified by e-mail, and businesses notified via flyers delivered to property, of Avenue of Flags (AOF) Specific Plan public workshops held on 6/25/15, 10/21/15 and 7/16/16.*
- ii. On 2/25/16 and 7/25/16, Dave Dennee (owner of property at southeast corner of 2nd Street and AOF) met with the City Manager and Planning Staff to review the Specific Plan and potential development options for the property.*
- iii. On 3/02/16, the owner/operator of Mother Hubbards met with the City Manager and Planning Staff to review Specific Plan conceptual design plan. Concerned about maintaining adequate parking and minimum disruption to businesses.*
- iv. On 6/08/16, a group of approx. 10 property and business owners along the east and west sides of the AOF, between Highway 246 and 2nd street (District 5), attended a meeting at City Planning Department to review and discuss the specific plan. This meeting resulted with retention of the mini-median in front of Mother Hubbards-Gino's Pizza building block, at the request of business owners, who were concerned about loss of parking spaces if median is*

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reconfigured. Other items discussed: minimum disruption to businesses during construction, provision of RV parking close to District 5, potential large vehicle parking in back-lot of Pea Soup Andersen's.

- v. *On 7/14/16, Kerry Moriarty (property owner) met with City Manager and Planning Staff to discuss the specific plan and potential development concept for west side of AOF, just north of 2nd Street.*
- vi. *Outreach is in progress to arrange meetings with property/business owners on east side of AOF, north of 2nd Street, as well as on both sides of AOF south of Highway 246.*

7. DESIGN & ARCHITECTURAL STYLES;

- a. Can we more clearly label the R, M, C, etc. potential building types to minimize confusion with common Zoning designations?

A revised legend has been inserted to the Urban Design Concept plan title (Figures 2-1 and 4-2) as follows:

Potential Building Types:

*LR – Live-Work/Residential *M –Mercantile *C – Courtyard *A –Approved/Under Construction

- b. Can we reduce the number of architectural styles? Lose the Art Deco?

In the revised draft Specific Plan presented to City Council, a list of optional regulations will be submitted for consideration. The options list will include "50's diner/art deco" architecture as a possible design style allowed in one or two locations only.

8. PROGRAMMING

- a. Where are the flags?

The Avenue of Flags will retain the "flag theme" which has a strong connection to the character and history of the Buellton community. The existing flags (or similar replacements) currently on the tall flag poles will be relocated to suitable locations in the Medians, and the existing flag monuments on both north and south ends of Median 4 will be retained in their current locations to the extent feasible.

The City will coordinate with applicable organizations to pursue potential enhancement of the "flag theme", and investigate programming options such as creating a "walk of flags" or a historic/educational exhibit regarding flags.

- b. Can we involve the historical society and preserve Buellton's history

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Upon approval of the Specific Plan and in preparation for development of the Medians, coordination and programming meetings will be held with the local historical society as well as representatives of the art/artisan, music, food and beverage, and special events industries to insure that any proposed development of the Medians is responsive to their user needs.

On the Medians, specific buildings/structures have been proposed to provide space for uses such as: public events, outdoor performances, historic museum, community gathering space, artisans and galleries, pop-up retail, food vendors/trucks, and others.

9. CIRCULATION & PARKING

- a. How will the City address spillover parking and traffic into the adjacent residential neighborhoods?

As the Avenue of Flags progresses with its revitalization objectives, it is important that surrounding residents are not burdened by spillover parking or traffic problems. Each project is reviewed for required parking on-site or supplemented through the incentives program for spaces on the Ave. Spillover parking is not anticipated into the residential neighborhoods for normal operating and business conditions. However, the Specific Plan will incorporate parking/traffic management strategies that may include periodic reviews of neighborhood parking/traffic impacts, establishment of parking restrictions (time limits, permit programs, etc.), evaluation of signage, community and motorist education, and increased monitoring in affected areas should the need occur.

- b. How will infrastructure construction be phased so as to minimize disruption to businesses and vehicle circulation? (i.e. Central Ave)

The City will make every effort possible to work closely with the community, and to minimize impacts (to the extent feasible) upon traffic, parking, residents, businesses, and developers.

10. PHASING

- a. Upon approval of the Specific Plan, what “baby steps” will the City take to make an immediate impact on The Avenue?

The following infrastructure improvements have been identified as top priority:

- i. Sidewalks*
- ii. Parking*
- iii. Median 2 Development – paving for flex space and install shade structures*

- b. *The Specific Plan document will be reviewed and revised as applicable to ensure consistency of phasing terms and concepts throughout the document.*

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NEXT STEPS

The clarification items set forth above and in Attachment A hereto, along with additional comments and suggestions from the Planning Commission will be incorporated into a revised draft specific plan, to be presented to City Council at a workshop to be scheduled (tentatively) in September 2016. Subsequent to Council direction, the Project Team will proceed with preparation of the formal draft of the Specific Plan, accompanied by preparation of required environmental studies and CEQA reviews.

A final round of public hearings will be conducted on the final Draft Specific Plan and CEQA documents by both the Planning Commission and City Council; these public hearings are anticipated to occur in the latter part of 2016 or early 2017, with City Council adoption tentatively projected for the 1st Quarter of 2017. The timeline may be revised depending on comments received during the review process and any related changes that may be required to the draft documents.

RECOMMENDATION

That, as part of the draft Avenue of Flags Specific Plan, the Planning Commission forward the clarification items set forth herein to the City Council for review and discussion during a Workshop to be scheduled (tentatively) in September 2016.

This is an information and comment item; no formal action is required.

ATTACHMENTS

Attachment A – Avenue of Flags Draft Specific Plan, Chapter 2, Section D. Land Use & Development; Revised Narrative & Table 2-1

AVENUE OF FLAGS – DRAFT SPECIFIC PLAN

CHAPTER 2 – FORM & CHARACTER

D. LAND USE & DEVELOPMENT

This section establishes the land use framework for the Specific Plan area, including allowable land uses and development intensities. An analysis of potential buildout projections and related parking needs are also set forth.

1. SPECIFIC PLAN LAND USE FRAMEWORK

As of 2016 (prior to Specific Plan adoption), all of the properties in the Plan Area are designated as General Commercial under the General Plan, with a corresponding CR (General Commercial) Zoning.

Within CR there are several allowed uses intended to serve community retail business and commercial needs including stores, shops, and offices on individual lots and in shopping centers, supplying commodities or performing services for the residents of the entire community. Mixed use projects with a residential and/or industrial component are permitted subject to the regulations contained in Municipal Code Chapter 19.18

In order to support the vision and goals of the AOF Plan Area, allowable land uses, development standards and intensities are further defined by the Specific Plan, and where there are potential conflicts, replace those included in the pre-adoption land use and zoning standards.

a. AOF Specific Plan Land Use Types & Intensities

Table 2-1 summarizes and compares the general types and intensities of land uses permitted by the existing (pre-Specific Plan adoption, “baseline”) General Plan and by the AOF Specific Plan within the Plan area. Development is required within the density range, both maximum and minimum. The appropriate maximum densities were developed based on the AOF Vision, the type of development and overall character that would result from such a density, and current economic realities. Existing land uses that are not consistent with the Specific Plan land use framework are permitted to continue as legal nonconforming uses.

The intent of the Specific Plan is to include development standards that replace those included in the General Plan and zoning that were in place prior to Specific Plan adoption. It is important to note that the Specific Plan is not intended to fundamentally alter the future land use pattern envisioned under the General Plan, but to provide further flexibility and a better framework for realizing the mixed uses along a commercially-oriented corridor as described in both the General Plan and Vision. The following table illustrates in general terms how the General Plan development standards are re-organized under the Specific Plan, particularly in the context of the Form Based Code included herein. It also illustrates how planned residential densities under the Specific Plan are greater than under the General Plan prior to Specific Plan adoption.

Table 2 – 1. Comparison of General Plan and Specific Plan Development Standards

	LAND USE / ZONING DESIGNATION			
	BASELINE GENERAL PLAN (Prior to SP Adoption)		AOF SPECIFIC PLAN	
	CR (General Commercial)		CR (General Commercial) with Specific Plan Form Based Code overlay that supersedes key development standards as shown below	
Standards for development types shown below	DU or FAR / Acre	Typically Allowed Development Types	DU or FAR / Acre (via DOR Incentives)	Typically Allowed Development Types
Non-Residential	No max. FAR; setbacks required	Per Zoning Ordinance	FAR Per Form Based Code	Per Specific Plan
Mixed-Use (commercial and residential)	15 du/ac*, 60% FAR (net site area)	Per Zoning Ordinance	25 – 40 du/ac**	Per Specific Plan, with higher densities allowed in exchange for public amenities
Residential	Residential-only projects not allowed	Not allowed	25 – 40 du/ac**	Per Specific Plan, where consistent with Opportunity site concepts
Height	35 foot maximum		50 foot maximum, as per Form-Based Code regulations and DOR incentives	

* Adjusted for number of bedrooms per Municipal Code Sec. 19.02.220 (Mixed-Use). Section 19.18.018 describes standards that are potentially more restrictive for allowed mixed use densities on the Avenue.

** Residential densities are stated as the number of dwelling units per gross acre. Specific number of dwelling units per project will be determined during development review process and per DOR incentive program.

b. Allowable Land Uses,

The general types of land uses that fulfill the vision of the AOF Specific Plan are set forth in Figure 2-X “Land Use Possibilities”. This list is not intended to be exhaustive, but rather, it will serve as a guideline in evaluating potential uses and development proposals. This list, however, differs somewhat from what uses are described in the included in the General Commercial zoning that governed the area prior to Specific Plan adoption. The allowable uses (“Land Use Possibilities”) included in the Specific Plan document are intended to provide guidance and greater flexibility for future development within the Plan Area, and replace the list included under General Commercial zoning.