



CITY OF BUELLTON

PLANNING COMMISSION AGENDA

**Regular Meeting of January 21, 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 Reif

PLEDGE OF ALLEGIANCE

Commissioner Dunstan

ROLL CALL

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

REORDERING OF AGENDA

ELECTION OF OFFICERS

1. **Election of Chair and Vice Chair**
2. **Appointments to Committees**
 - A. **Community Block Grant Committee (CDBG)**
 - B. **Visioning Steering Committee (2)**
 - C. **Green Team (Formerly Sustainability Committee) (2)**

PRESENTATIONS

None

APPROVAL OF MINUTES

3. Minutes of the regular Planning Commission meeting of December 3, 2015

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

- 4. Resolution No. 16-01 - "A Resolution of the Planning Commission of the City of Buellton, California, Approving a Final Development Plan (15-FDP-01) for the Chumash Mixed Use Project Which Includes a Mixed Use Building on 0.76 Acres Located at 560 Avenue of Flags, Assessor's Parcel Number 137-170-011, and Making Findings in Support Thereof"**

OTHER BUSINESS

- 5. Planning Commission Workshop #2 on The Avenue of Flags Specific Plan**

WRITTEN COMMUNICATIONS

PLANNING COMMISSIONER COMMENTS

PLANNING DIRECTOR REPORT

ADJOURNMENT

To the next regularly scheduled Planning Commission meeting of Thursday, February 4, 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.

AFFIDAVIT OF POSTING

I, Clare Barcelona, City of Buellton Planning Department, declare as follows:

On Friday, January 15, 2016 by or before 6:00 p.m., I posted a true and correct copy of the Agenda for the Regular Planning Commission Meeting at **6:00 p.m. on Thursday, January 21, 2016**. That in compliance with City Resolution No. 98-19 adopted June 9, 1998, the above listed document was caused to be posted in three (3) places in the City of Buellton.

City Hall
107 West Highway 246
Buellton, CA 93427

Buellton Library/Council
Chambers
140 West Highway 246
Buellton, CA 93427

Albertson's Market
Buellton Town Center
222 East Highway 246
Buellton, CA 93427

Executed on January 15, 2016, at Buellton, California. I declare under penalty of perjury that the foregoing is true and correct.

Clare Barcelona
Planning Commission Secretary

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a City meeting, please contact the Planning Department Office at (805) 688-7474 at least 48 hours prior to the meeting to insure that reasonable arrangements can be made to provide accessibility to the meeting.

CITY OF BUELLTON

PLANNING COMMISSION MEETING MINUTES

**Regular Meeting of December 3, 2015 – 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

Vice Chair Mercado led the Pledge of Allegiance

ROLL CALL

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

Staff: City Manager Marc Bierdzinski
Public Works Director Rose Hess
Contract Planner Irma Tucker
Assistant Planner Andrea Olson
Staff Assistant/Planning Technician Clare Barcelona

REORDERING OF AGENDA

None

PRESENTATIONS

None

APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of November 19, 2015

MOTION:

Vice Chair Mercado moved and Chair Reif seconded the motion to approve the Minutes of November 19, 2015.

VOTE:

Motion passed by a 5-0 voice vote.

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

None

OTHER BUSINESS**2. Conceptual Review – Riverview Villas****RECOMMENDATION:**

That the Planning Commission review and provide comments to the applicant regarding the project.

DOCUMENTS:

Planning Department Staff Report with attachments (Vicinity Map/Zoning Map, Project Description, Concept Plans)

STAFF REPORT:

City Manager Marc Bierdzinski presented the staff report noting that this is a conceptual review and no formal submission has been received.

SPEAKERS/DISCUSSION:

Public Works Director, Rose Hess, addressed concerns regarding the proximity of the project to one of the City's water treatment plants and stated that mitigation measures and upgrades would be necessary.

Kerry Moriarty, Applicant, introduced the project; a 75 unit residential apartment complex stating that quality affordable rental housing is needed in Buellton.

Detlev Peikert, Architect with RRM Group, presented a slide presentation highlighting the design details of the project.

The Commission discussed the following issues:

- Density is 25 units per acre
- Access roads
- Noise abatement and traffic concerns
- Onsite managers

- River setbacks
- Studies that would be required: traffic, noise and biology

The Commission offered the following suggestions:

- Make the interior corridors more welcoming, less dorm like
- Requested a detailed landscape plan
- Requested an enhanced diagram of the pedestrian flow through the project
- Show location of bike racks on plans
- Show trail easement on plans
- Break up the roof lines

All Commissioners spoke in support of the proposed project and look forward to the submittal.

3. Avenue of Flags Specific Plan Workshop

RECOMMENDATION:

That the Planning Commission provide comments and ideas regarding The Avenue of Flags Specific Plan, to be forwarded to the City Council for review and discussion during a Workshop to be scheduled for February 2016. This is an information item; no formal action is required.

DOCUMENTS:

Planning Department Staff Report with attachments (The Avenue of Flags – Urban Design Concept Plan, Planning Principles, Economic Development Factors)

STAFF REPORT:

City Manager Marc Bierdzinski and Contract Planner Irma Tucker presented the staff report and introduced the Project Team.

SPEAKERS/DISCUSSION:

The workshop was broken up into 3 sections:

- Introduction and background
- Presentation of concept plan
- Further discussion and next steps

The Commission discussed and provided input to the Project Team on the following issues:

- Traffic and circulation
- Parking
- Medians
- Design
- Economic Development

A detailed summary of the Commissions comments is attached.

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

None

PLANNING DIRECTOR REPORT

City Manager Bierdzinski updated the Commission on the status of various projects including the opening of Starbucks and the Live Oak Lanes appeal which will be heard by the City Council on January 28, 2016 and announced that the January 7, 2016 Planning Commission meeting will be cancelled.

ADJOURNMENT

Chair Reif adjourned the meeting at 9:20 p.m. to the next regular scheduled meeting of the Planning Commission to be held January 21, 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.

**AOF Planning Commission Workshop - 12-3-15
Summary of Comments**

I. GENERAL COMMENTS (from Planning Commission)

A. Traffic & Circulation

1. Traffic Speed. Concerned it may not be possible to slow traffic down to 15 MPH as planned because freeway off-ramp is fast
2. Need even narrower streets. Love the feel of Lancaster, but don't think we achieve that here.
3. Roundabout at freeway off-ramp is good. Roundabout at Damassa is bad – do not want.
4. Street concept as shown is good. [Generally existing configuration, with one “sharrow” lane in each direction]

B. Parking

1. Angle parking. If everyone is backing out onto the road, there would be conflicts with traffic and parking backing out on the other side
2. Having a roll curb into the median would be helpful. Need a break at the end of the road to parking. No painting/stripping on the road; or lower key striping, possibly texture/color change using bricks instead of paint
3. Inlaid bricks, no curbs. Please.
4. Stretch out the parking more and make people walk. We have the space.

C. Medians

1. Unsure there will be real business opportunities within the medians. Need to have larger buildings if possible in the medians than shown.
2. Foster Reif doesn't like the concept in Median 2. Needs to be a better transition between parking and uses in the median. Doesn't like removable planters. Would be willing to give up some parking to make the angle parking on the median be easier to read and more attractive. Doesn't like all the parking striping in the median. Permanent trees would be good. How about making a parking area, without all the prominent stripes.
3. More seating options in the event space.
4. Reif likes the cafe and piazza concept.
5. The 3500-foot visitor center concept is too big.
6. Reif doesn't like a large building in the middle of the median...would rather see two or three smaller buildings... Others on the Commission like the monument quality of having a single large building.
7. Reif and Heedy would rather spread the larger buildings from south toward the north. Some might put the barn in Median 2, not Median 4, to spread more activity along the Avenue. The art barn located in Median 4 would block the visual of the Avenue driving north from Highway 246.
8. Don't want a gazebo like the one in Solvang--we need the gazebo to look different if we have one. Emphatic. Don't want no Solvang in this here town...
9. Shading and wind protection on the amphitheater is good.

10. "Art barn" is really an "event barn", and it's good, could also be used for farmer's market.

11. Using the median for public spaces is good in concept.

D. Design

1. Too many architectural styles on the Avenue--6 might be too many
2. Form-based code might be a good tool for all of Buellton, not just the Avenue

E. Economic Development

1. Include incentives from the mixed use regulations in the mix among those that should be included in the Specific Plan
2. Kosmont team to weigh in on where to put uses in medians, from an economic development perspective.
3. On empty lots, show potential density and incentive-ization

II. SUMMARY OF CONSENSUS ITEMS

- A. Yes - **Road Alignment and Circulation** as proposed; generally existing configuration, with one "sharrow" lane in each direction
- B. Yes - **Roundabout at freeway off-ramp** is good; to be pursued in future phase pending discussions with Caltrans
- C. No - **Roundabout at Damassa** – do not want
- D. Yes – Use of **medians for public spaces** is good in concept, with some modifications
- E. Yes – **Form-Based Code** is desired

CITY OF BUELLTON
Planning Commission Agenda Staff Report

Planning Director Review: MOB
Planning Commission Agenda Item No: 4

To: The Honorable Chair and Commission Members
From: Andrea Olson, Assistant Planner
Date: January 21, 2016
Subject: Resolution No. 16-01 - "A Resolution of the Planning Commission of the City of Buellton, California, Approving a Final Development Plan (15-FDP-01) for the Chumash Mixed Use Project Located at 560 Avenue of Flags, Assessor's Parcel Number 137-170-011"

BACKGROUND

Story poles have not been erected in time for the Planning Commission meeting of January 21, 2016. Therefore, staff is recommending a continuance until the February 18, 2016, Planning Commission meeting. This should allow adequate time for placement of the story poles.

RECOMMENDATION

That the Planning Commission open the public hearing, and then continue the open public hearing to the February 18, 2016, Planning Commission meeting.

CITY OF BUELLTON
Planning Commission Agenda Staff Report

Planning Director Review: MPB
Planning Commission Agenda Item No.: 5

To: The Honorable Chair and Commission Members

From: Marc Bierdzinski, City Manager / Planning Director
Irma Tucker, Contract City Planner

Meeting Date: January 21, 2016

Subject: Planning Commission Workshop #2 on
The Avenue of Flags Specific Plan

BACKGROUND

On December 3, 2015, the Planning Commission held Workshop #1 on the Avenue of Flags Specific Plan. General consensus was reached on the following items:

- Yes - Proposed **Road Alignment and Circulation** is good; the proposal retains existing configuration, with one “sharrow” lane in each direction, combined with slower speed limits, traffic calming and pedestrian safety elements
- Yes - **Roundabout at southbound freeway off-ramp** onto Avenue of Flags is desired; to be pursued in future phase pending discussions with Caltrans
- No - **Roundabout at Damassa** – not recommended
- Yes - Use of **medians for public spaces** is good in concept, with some modifications
- Yes - **Form-Based Code** is desired

A follow-up Workshop #2 was scheduled in order to present additional information and/or revisions that were requested by the Commission. In response to the Commission’s request, the follow-up information is presented below and in the accompanying attachments, as noted.

A. Land Use & Parking

1. Avenue of Flags Specific Plan Area map - medians and area-wide potential redevelopment parcels [**Attachment 1**]
2. Potential buildout projections, including land uses, density, and parking demand [**Attachment 2**]
3. Parking analysis – public parking along median areas and projected new demand (public and private) [**Attachment 3**]
4. List of allowable land uses [**Attachment 4**]

B. Urban Design

1. Concept Site Plan, Avenue of Flags [**Attachment 5**] – shows conceptual urban design, circulation, building clusters, and potential general use categories for the specific plan area north of Highway 246.
 - a) Concept Plan graphics are focused on the northerly portion of Avenue of Flags and adjacent properties as improvements to the City-owned medians in this area can most readily serve as a catalyst for rejuvenation of Buellton’s downtown and entire specific plan area.
 - b) The areas south of Highway 246 as well as redevelopment areas 1, 3a&b, 7, and 8 have been included in the buildout projections in Section A above; graphic depictions of these areas will be developed as the specific plan process moves forward.
2. Form-based codes [**Attachment 6**] - presents a discussion of allowable building types along the street frontage and on the medians, common lot types, potential redevelopment of certain lots, and form-based vocabulary.
3. Median design and façade standards [**Attachment 7**] – illustrates potential uses on Medians 2, 3 and 4, along with design details of proposed buildings on the medians.
4. Design styles [**Attachment 8**] - illustrates the following proposed design styles for Avenue of Flags (previously reviewed by the Planning Commission): Craftsman (new), 50’s Diner (new), Agrarian (existing), Ranch (existing), Contemporary Ranch (existing), and Mission Revival (existing).

C. Perspective Drawing & Design Details

1. Aerial Perspective [**Attachment 9**] – shows view of Medians 2, 3, 4, and 5, from north (bottom left) to south (top right).
2. Examples of potential building clusters and massing per form-based code for Redevelopment Area 5 (Median 3) and Area 5 (Median 4) [**Attachments 10 & 11**]
3. Key Plan 1 – Medians 1, 2 & 3(north) [**Attachment 12**]; close-up of medians and shows location of cross-sections and perspectives.
4. Median 2 detail and features [**Attachment 13**]
5. Median 2 perspective [**Attachment 14**] - view to south shows transitions between parking and uses in the median; “event-barn” relocated here from Median 4, where it was previously called “art barn”; paseo areas on either end of the event-barn could be used for Farmers Markets, festivals, and other local events.

6. Roadway cross-section [**Attachment 15**] at north end of Median 3, amphitheater site looking northward.
7. Amphitheater design concept and alternatives [**Attachments 16a & 16b**]
8. Key Plan 2 - Medians 3(south), 4 & 5 [**Attachment 17**]; close-up of medians and shows location of cross-sections and perspectives.
9. Median 3 detail and features [**Attachment 18**]
10. Median 3 perspective [**Attachment 19**] – view north-west with Pavilion structure on left and Commons building on right; potential uses being considered for The Commons building include visitor center, historic museum, café, community meeting space, virtual library annex, post office annex, among others.
11. Median 3 perspective [**Attachment 20**] – view north-east, shows town plaza with Pavilion as focal structure and beyond (to right) an example of a “Courtyard” building which could be utilized for potential Civic and Community Center.
12. Median 4 detail and features [**Attachment 21**]
13. Median 4 perspective [**Attachment 22**] – view to north shows “art & food village” buildings, plus outdoor spaces with canopies and trellises, potential for food trucks and outdoor dining/seating areas.
14. Median 4 – Art & Food Village, Design Concept sketches [**Attachment 23**]
15. Roadway cross-section [**Attachment 24**] at middle of Median 5, looking northward, showing reconfigured parking, sidewalk widening and outdoor dining opportunities along the west side of Avenue of Flags roadway.
16. General comments - the revised plans and perspectives reflect the following changes discussed at Planning Commission Workshop #1:
 - a) Roll curb into the median; to serve as break at the end of the road to parking.
 - b) Muted painting/stripping on the road for parking and other signage; some areas showing texture/color change instead of paint
 - c) Bigger buildings, with potential uses
 - d) Permanent trees
 - e) Bollards separating pedestrian areas and roadways
 - f) More gathering spaces and seating options

D. Economic Development

1. A list of Development Opportunity Reserve (DOR) incentives/benefits and examples of incentives by different types of development [**Attachments 25 & 26**]

2. Recommendations for types of uses on medians:

- a) Temporary art gallery for local artists
- b) Art / project showcase for local community youth
- c) Artisan vendors
- d) Pop-up retail businesses
- e) Farmer's market and/or longer-term public market
- f) Home-based business incubator (for entrepreneurs to test new products and services)
- g) Outdoor dining / cafes / wine-beer tasting
- h) Food trucks and other mobile businesses
- i) Music Performances (impromptu and scheduled)
- j) Community events and meeting spaces
- k) Civic uses
- l) Others

E. Phasing Concept (tentative)

1. Phase 1

- a) Traffic Calming & Safety – Reduce speed limit; install bulb-outs, tabled crosswalks and other vehicular/pedestrian safety improvements
- b) Fund raising for safety measures and civic improvements
- c) Rough site work for Medians 3 and 4

2. Phase 2

- a) Activate Medians 3 (south) and 4
- b) Median 3 - City investment in, and installation of, The Commons building, Pavilion and Restrooms
- c) Median 4 – Fund raising and programming for construction of Art & Food Village improvements, including additional parking
- d) Marketing program and monthly themed activities

3. Phase 3

- a) Median 1 – site work and installation of parking (diagonal and truck/RV)
- b) Median 2 - Site work and installation of parking and paseo areas; fund raising for event barn/shade structures/kiosks and installation
- c) Median 3 (north) – site work and installation of amphitheater, bandstand and shade structures, along with fund raising
- d) Median 5 (southbound roadway) – reconfigure parking along west side and sidewalk enhancements

4. Future & Possible Concurrent

- a) Highway 101/AOF southbound off-ramp improvements, including potential roundabout; contingent upon Caltrans planning process and approval of design
- b) Highway 246 upgrades
- c) Off-site parking, including potential City parking lots
- d) Secondary circulation and access improvements

- e) Projects resulting from DOR incentives and public/private sector partnerships

NEXT STEPS

Comments and suggestions from the Planning Commission will be incorporated into a subsequent draft of the concept plan, to be presented to City Council for approval in February 2016. Subsequent to Council direction, the Project Team will proceed with formal preparation of the draft Specific Plan document. A third public workshop will be conducted May 2016 (tentative schedule) to receive comments on the preliminary draft Specific Plan. Comments from the public workshop will be incorporated into a 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 formal 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, with City Council adoption tentatively projected for October 2016. 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.

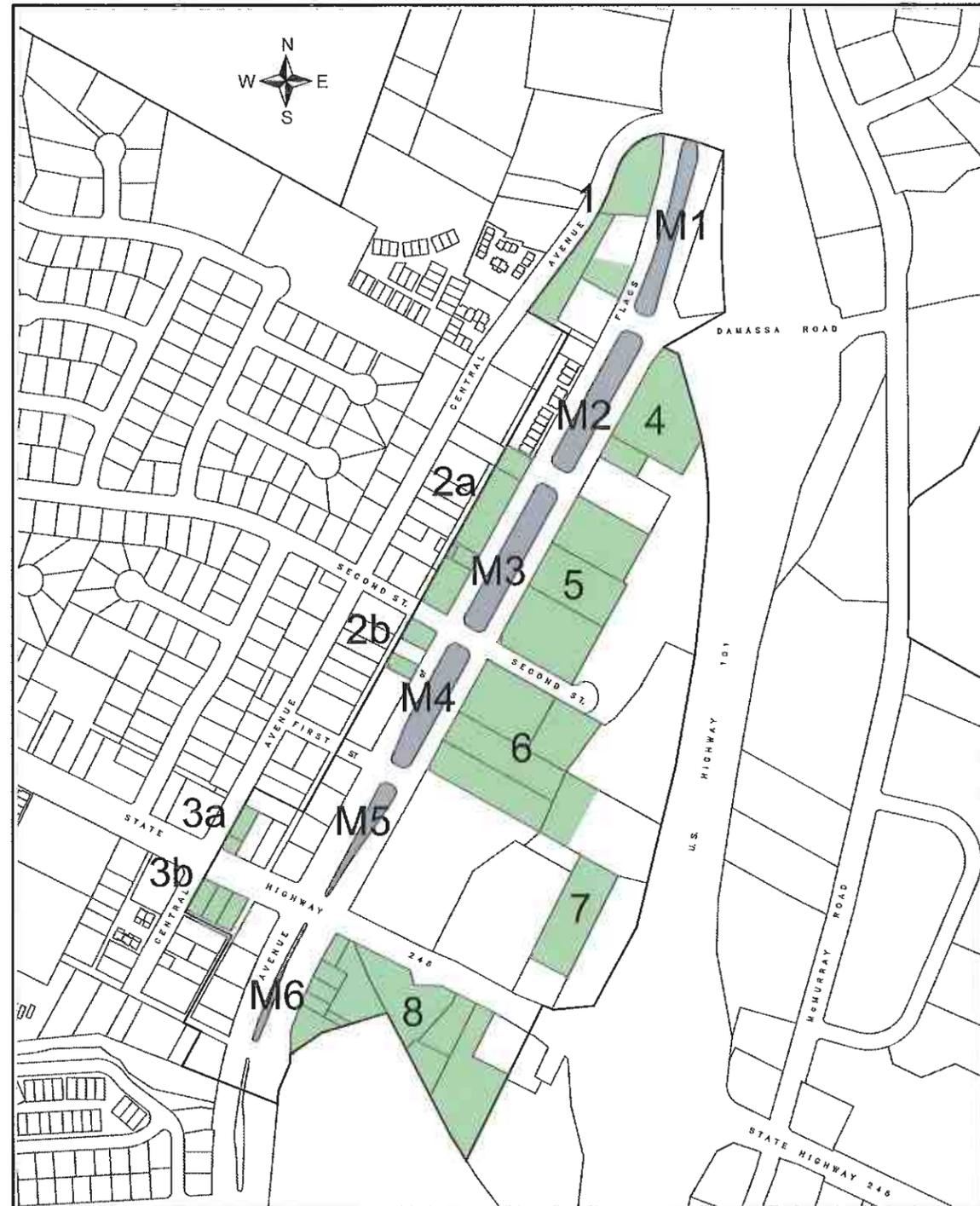
RECOMMENDATION

That the Planning Commission provide comments and ideas regarding The Avenue of Flags Specific Plan, to be forwarded to the City Council for review and discussion during a Workshop to be scheduled for February 2016.

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

ATTACHMENTS

Attachments 1 through 26, as described above



- | | |
|--------------------------------|--------------------------------|
| AREA 1 - 1.58 ac.\68,825 s.f. | AREA M1 - 0.64 ac.\27,878 s.f. |
| AREA 2a - 1.13 ac.\49,223 s.f. | AREA M2 - 0.80 ac.\34,848 s.f. |
| AREA 2b - 0.24 ac.\10,454 s.f. | AREA M3 - 0.84 ac.\36,590 s.f. |
| AREA 3a - 0.17 ac.\7,405 s.f. | AREA M4 - 0.69 ac.\30,056 s.f. |
| AREA 3b - 0.39 ac.\16,988 s.f. | AREA M5 - 0.69 ac.\30,056 s.f. |
| AREA 4 - 1.62 ac.\70,567 s.f. | AREA M6 - 0.15 ac.\ 6,534 s.f. |
| AREA 5 - 3.08 ac.\134,165 s.f. | |
| AREA 6 - 3.94 ac.\171,626 s.f. | |
| AREA 7 - 1.07 ac.\46,609 s.f. | |
| AREA 8 - 4.01 ac.\174,676 s.f. | |

AVENUE of FLAGS
POTENTIAL REDEVELOPMENT AREAS



1 inch = 300 ft.

REDEVELOPMENT AREAS				Projected Commercial Use				Projected Residential Use				* TBD
Redevt Area	Develop. Acreage	Square Footage (Existing)	Potential Land Use	Comm FAR	Comm SF	Parking Rate	DU/ac	Res (DU)	Parking Rate	Redevt Parking Need	Onsite Parking Potential	
1	1.98	86,249	Commercial	0.20	17,250	0.0033	0.00	0.00	0.00	57	0.00	
2a	1.13	49,223	Commercial	0.60	29,534	0.0033	0.00	0.00	0.00	98	0.00	
2b	0.24	10,454	Commercial	0.60	6,273	0.0033	0.00	0.00	0.00	21	0.00	
3a	0.17	7,405	Commercial	0.60	4,443	0.0033	0.00	0.00	0.00	15	0.00	
3b	0.39	16,988	Commercial	0.60	10,193	0.0033	0.00	0.00	0.00	34	0.00	
4	1.62	70,741	Mixed Use	0.50	35,371	0.0033	12.00	19.49	2.00	157	0.00	
5	3.08	134,165	Mixed Use	0.40	53,666	0.0033	12.00	36.96	2.00	253	0.00	
6	5.04	219,542	Mixed Use	0.40	87,817	0.0033	12.00	60.48	2.00	414	0.00	
7	1.07	46,609	Residential	0.00	0	0.0000	16.00	17.12	2.00	34	0.00	
8	4.01	174,676	Commercial	0.30	52,403	0.0033	0.00	0.00	0.00	175	0.00	
Sub-Total - Redevelopment Areas 1 - 8				296,949				1258				

MEDIAN AREAS				MEDIANS - Projected Public or Commercial Use				Spaces on Median & Street			
Area	Develop. Acreage	Square Footage (Existing)	Potential Land Use	Comm FAR	Comm SF	Parking Rate	DU/ac	Res (DU)	Parking Rate	Redevt Parking Need	Onsite Parking Potential
M1	0.64	27,878	Public - Parking Other?	0.00	0	0.0000				0	40
M2	0.80	34,848	Public - Events+Comm Public - Parking	0.20	7,000	0.0033				23	80
M3	0.84	36,590	Public - Park+ Amphith Public-VisitorCtr +Commtyspace	0.20	7,250	0.0033				24	66
M4	0.69	30,056	Public-ArtVillage+Comm +OutdoorDining	0.20	6,000	0.0033				20	
M5	0.69	30,056	Public - Parking	0	0	0				0	72
M6	0.15	6,534	Public - Parking	0	0	0				0	46
Sub-Total - Median Areas				20,250				67 335			

TOTALS	21.70	945,426		317,199	134.05	0.00	1325	335
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1-8 Total 18.73 816,053
 M2-M6 3.81 165,964

*TBD - To Be Determined

PARKING ANALYSIS - AOF & MEDIANS

1/14/2016

MEDIAN AREAS PUBLIC	EXISTING		LOSS/GAIN (per reconfiguration)		RECONFIGURED PARKING (Existing + Loss/Gain)			NEW DEMAND	
	parallel	diagonal	parallel	diagonal	parallel	diagonal	truck	Public	
Median 1	6	0	(6)	37	0	37	3	0	
Median 2	16	23	(16)	57	0	80	0	23	
Median 3	35	0	(35)	66	0	66	0	24	
Median 4	28	0	(28)	72	0	72	0	20	
Median 5	0	41	0	5	0	46	0	0	
Sub-Total M1-5	85	64	(85)	237	0	301	3		
Median 6	0	31	0	0	0	31	0	0	
TOTALS M 1-6	85	95	(85)	237	0	332	3	67	

SUMMARY Existing = 180 Net Gain= 155 Reconfig= 335

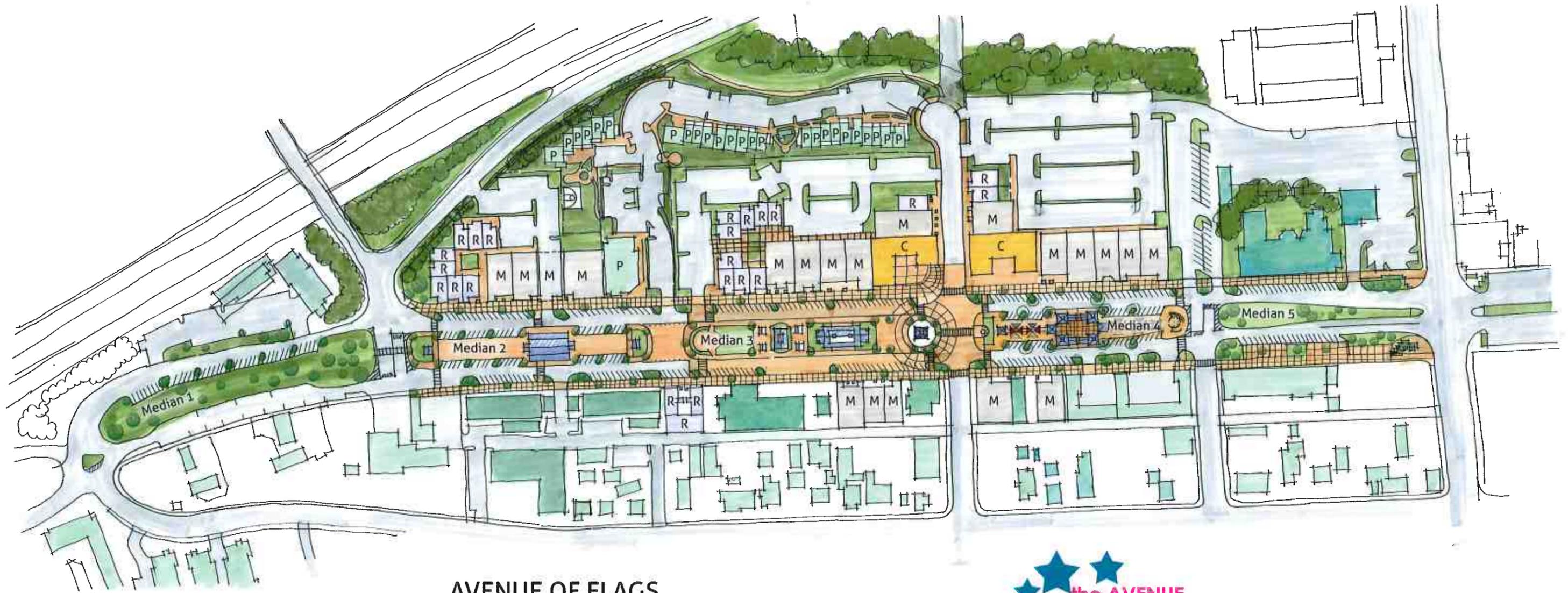
Redevelopment Area	REDEVELOPMENT DEMAND
	Private
1	57
4	157
2a+5	351
2b+6	435
3a+7	49
	1049
3b+8	209
	1258

LAND USE POSSIBILITIES

Agricultural, Resource and Open Space
Plant Nurseries
Public Open Space, Town Plaza
Light Industrial
Art Studios
Handicraft Industries / Small-Scale Manufacturing
Other Uses
Civic Center (Library, Post Office, City Hall, Police)
Live-Work /Work-Live Units
Mixed-Use
Recreation, Education, Public Assembly
Churches
Community Centers
Museums
Membership Organization Facilities
Outdoor Commercial Recreation
Parks and Playgrounds
Recreation and Fitness Centers
Schools - Specialized Education and Training
Sports Facilities and Outdoor Public Assembly
Temporary Events
Theaters and Meeting Halls
Residential
Emergency Shelters
Farm Employee Housing
Home Occupations
Multi-Family Dwellings (Apartments / Condominiums)
Residential Accessory Uses
Residential Care Homes, 6 or Fewer Clients
Shared Living Arrangements
Single-Room Occupancies (SRO)
Transitional and Special Needs Housing
Retail Trade
Antiques, Collectibles and Memorabilia

Retail Trade (cont.)
Art Galleries and Gifts
Auto Parts Sales
Certified Farmers' Markets
Consignment Boutiques and Vintage Items
Furniture, Furnishings and Equipment Stores
Grocery / Liquor Stores, and Indoor / Outdoor Farmers Markets
Restaurants and Bars
Retail Stores, General Merchandise, Parking Lot Sales
Shopping Centers
Service Uses
Banks and Financial Services
Business Support Services
Child Day Care Centers
Hotels and Motels
Laundries and Dry Cleaning
Medical Clinics and Laboratories
Veterinary Clinics and Hospitals
Offices
Personal Services
Public Safety and Utility Facilities
Repair / Maintenance - Accessory to Sales
Repair / Maintenance - Consumer Products
Storage, Accessory
Storage, Petroleum Products for On-Site Use
Transportation and Communications
Antennas, Communication Facilities
Broadcasting Studios
Transit Stations and Terminals
Additional Possibilities





AVENUE OF FLAGS



● R - RESIDENTIAL ● M - MERCANTILE ● C - COURTYARD ● P - PROPOSED ●

FORM BASED CODES



AVENUE OF FLAGS ZONE

PURPOSE

The Avenue of Flags Zone is proposed to be the most intensely occupied zone within the City of Buellton, with mostly attached buildings that create a continuous street facade within walking distance of surrounding residential areas.

Please reference the adjacent site plan for the proposed redevelopment areas.

ALLOWABLE BUILDING TYPES

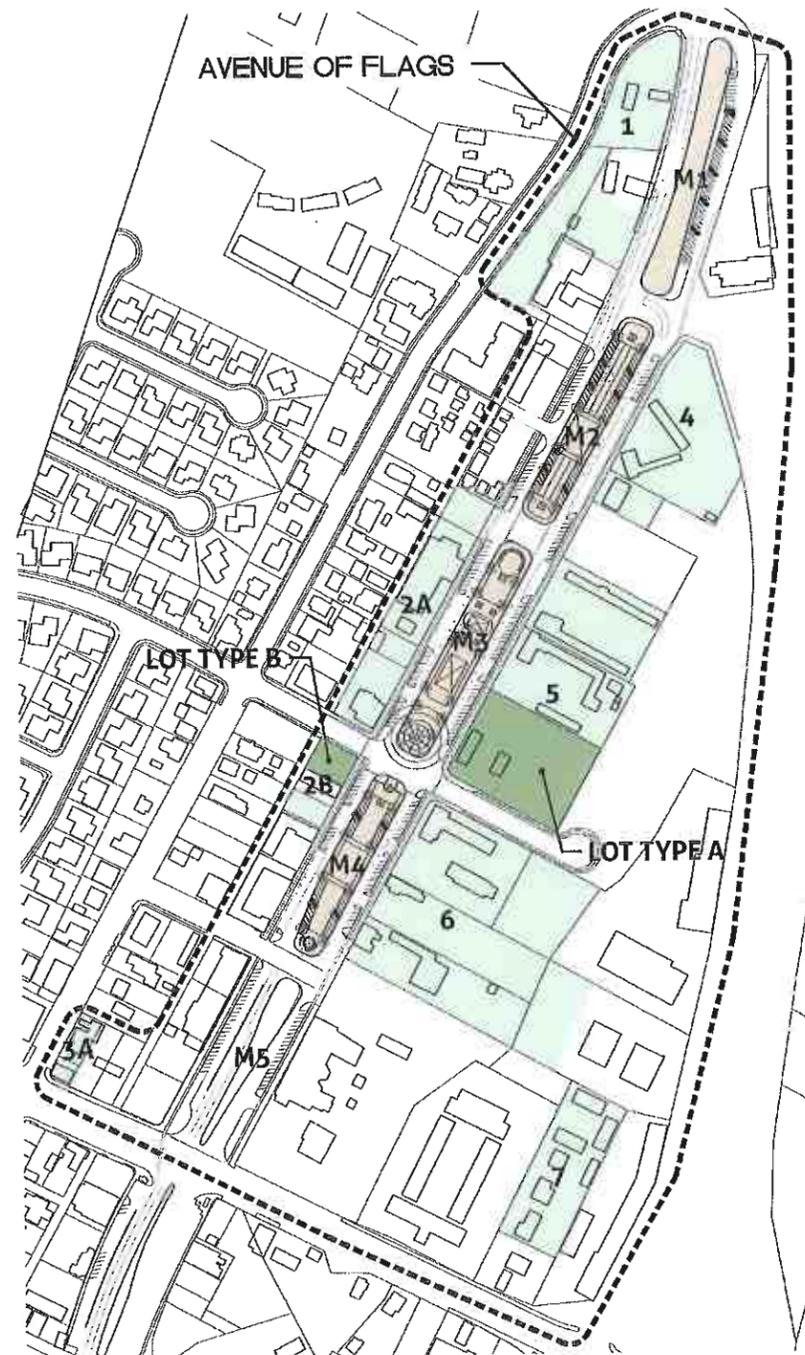
- Mercantile Building
- Courtyard Building
- Live-work Building

MEDIAN BUILDING TYPES

- Art and Food Village
- Commons Building (Visitor's Center, Post Office, Virtual Library)
- Restrooms
- Event Barn
- Pavilion
- Vendors
- Trellis

LEGEND

-  Median Development
-  Proposed Lot Redevelopment
-  Common Lot Types





LOT TYPES



LOT TYPE A - CLUSTER DEVELOPMENT

FEATURES

Parcel width is existing. Subdivide into smaller lot widths of 50'-0" - 100'-0" for a mercantile building type cluster or 30'-0" - 50'-0" for a live-work building cluster. Wide of 120'-0" to 180'-0 for a courtyard building type is allowed. Parcel depth is existing.

BUILDING PLACEMENT ON LOTS

Buildings may be placed along the front property line and along side property lines. Zero lot lines are encouraged. The form may be setback from the front property line a maximum of 10'-0".

OFF-STREET PARKING

Off-street parking is provided to the rear of the site.



LOT TYPES



LOT TYPE B - INFILL SMALL LOTS

FEATURES

Parcel width is existing and varies. Parcel depth is existing at 90'-0".

BUILDING PLACEMENT ON LOTS

Buildings may be placed along the front property line and along side property lines. Zero lot lines are encouraged. The form may be setback from the front property line a maximum of 10'-0".

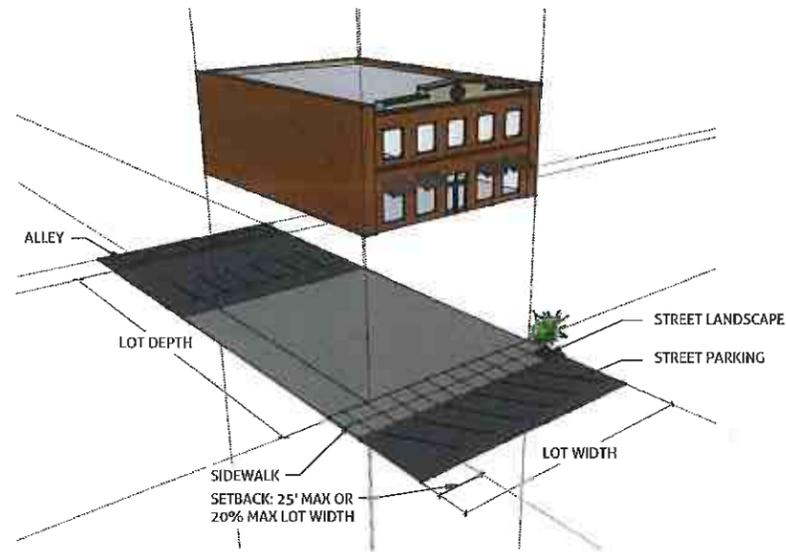
OFF-STREET PARKING

Off-street parking may be provided at the back of the lot via the existing alley if the proposed infill building does extend the length of the lot.





FORM BASED CODES



MERCANTILE BUILDING TYPE

The mercantile building type provides a place for commercial businesses along the Avenue of Flags. It is proposed that the street front facades are broken up into smaller blocks to keep an intimate feel and consistent environment for visitors.

LOT SIZE

Lot width can vary between 50'-0" to 100'-0"
 Lot depth can vary between 100'-0" to 150'-0"

SETBACKS

Zero lot line is encourage. A side setback may be provided at 25' (to allow for a driveway to rear parking) but not more than 20% max of lot width.

BUILDING FORM AND PLACEMENT ON LOTS

The building form can vary, but should be based on a two-story, 50'-0" x 75'-0" block.

Buildings should be placed along the front property line and along the interior property line. The form may be setback from the front property line a maximum of 10'-0".

PERMITTED USES

See Permitted Uses.
 Any commercial business.

OFF-STREET PARKING

Off-street Parking may be provided at the rear of the building or via access easements to a common parking area.

ALLOWABLE FORM BASED VOCABULARY

- C - Yard
- D - Arcade
- E - Horizontal Mixed Use
- F - Vertical Mixed Use

FORM BASED CODES



LIVE-WORK BUILDING TYPE

The live-work building type allows for commercial or professional offices at ground floor and residential units above (second and third floors).

LOT SIZE

Lot width can vary between 30'-0" to 50'-0"
Lot depth can vary between 60'-0" to 100'-0"

SETBACKS

There shall be no side setbacks, zero lot lines are encouraged.

BUILDING FORM AND PLACEMENT ON LOTS

The building form can vary, but should be based on a two-story, 30'-0"x45'-0" block. Third floors are allowed, however they must be setback from the street at least 5'-0".

Buildings should be placed along the front property line and span the width of the lot. The form may be setback from the front property line a maximum of 10'-0".

PERMITTED USES

See Permitted Uses.

Ground Floor: Any commercial business or professional offices.

Upper floors: Residential Units

OFF-STREET PARKING

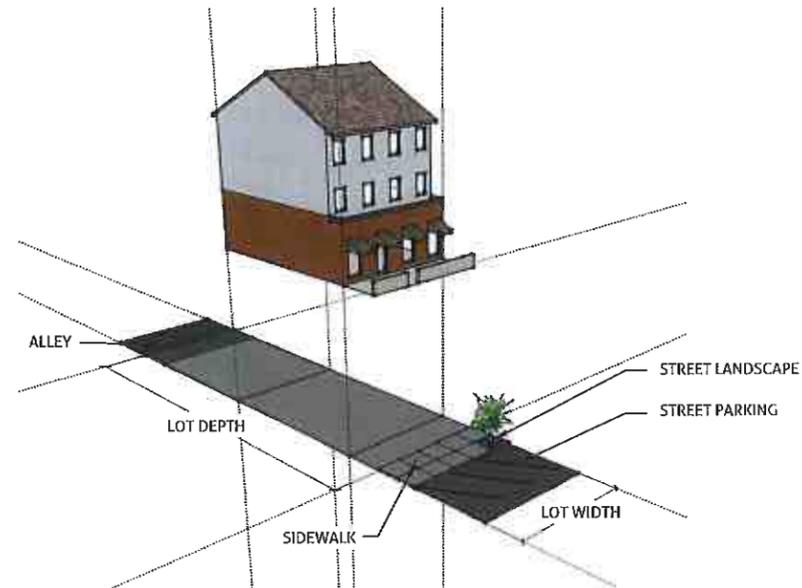
Off-street Parking may be provided via access easements to a common parking area.

ALLOWABLE FORM BASED VOCABULARY

C - Yard

E - Horizontal Mixed Use

F - Vertical Mixed Use





FORM BASED CODES



COURTYARD BUILDING TYPE

The courtyard building type provides a place for civic and community functions.

LOT SIZE

Lot width can vary between 120'-0" to 180'-0"
Lot depth can vary between 100'-0" to 180'-0"

SETBACKS

A side setbacks may be provided, but are not required.

BUILDING FORM AND PLACEMENT ON LOTS

The building form can vary, but should be based on a two-story, 75'-0"x120'-0" block. The form may accommodate a center street-front courtyard, or a corner yard.

Buildings may be placed along the front property line and along side property lines. The form may be setback from the front property line a maximum of 20'-0".

PERMITTED USES

See Permitted Uses.
Civic, commercial, Assembly

OFF-STREET PARKING

Off-street Parking is not provided on site.

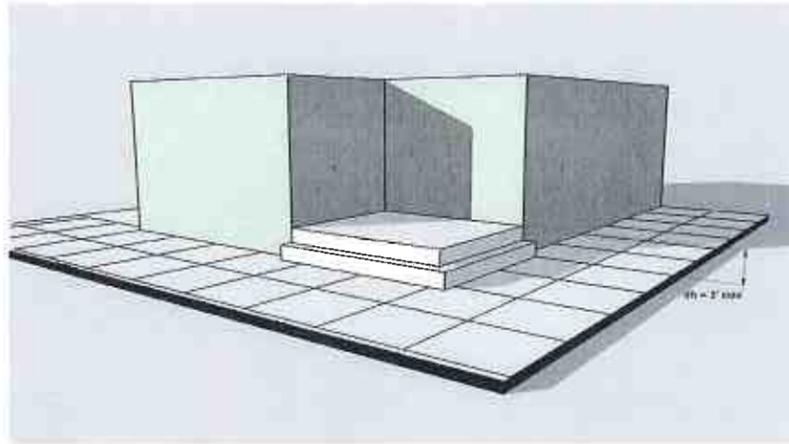
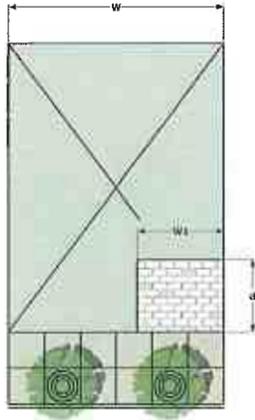
ALLOWABLE FORM BASED VOCABULARY

A - Courtyard Corner
B - Courtyard Center

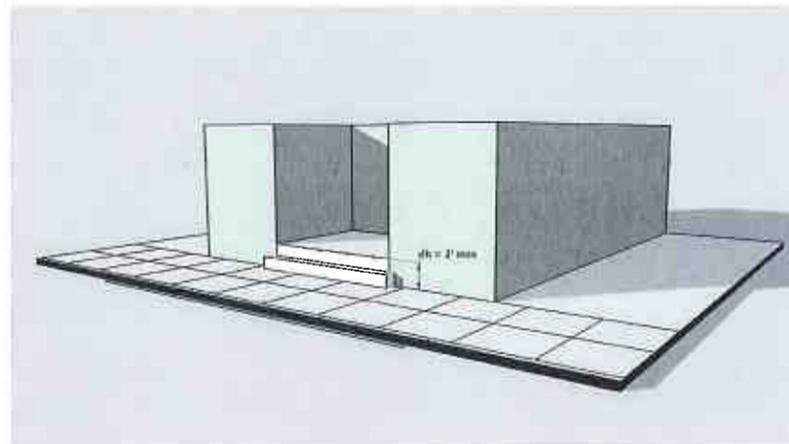
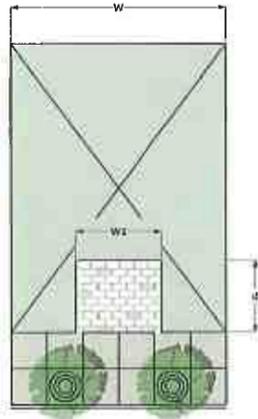
FORM BASED VOCABULARY



A. COURTYARD - CORNER



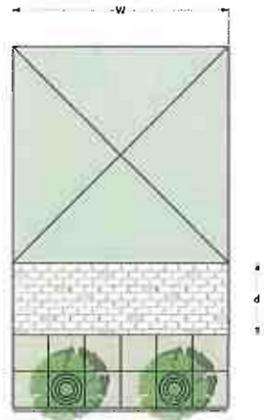
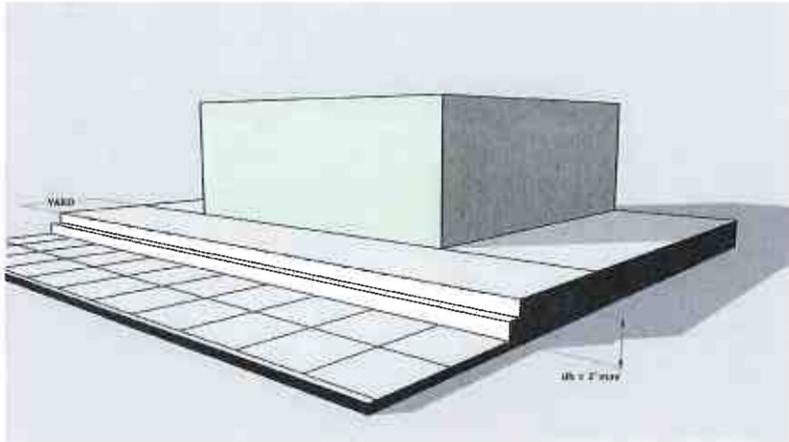
B. YARD - CENTER



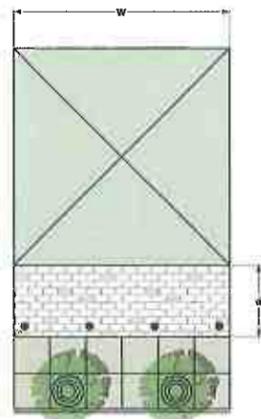
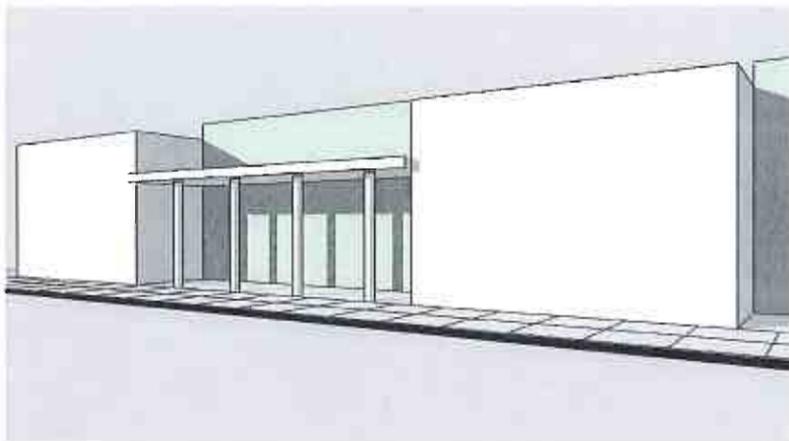


FORM BASED VOCABULARY

C. YARD



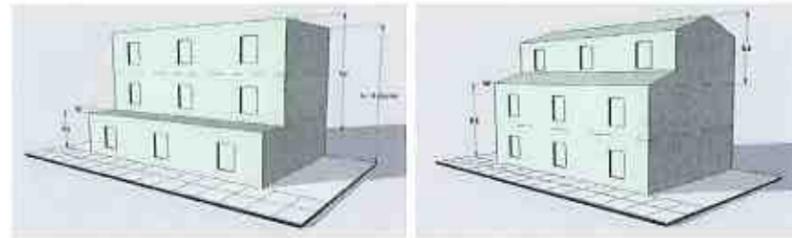
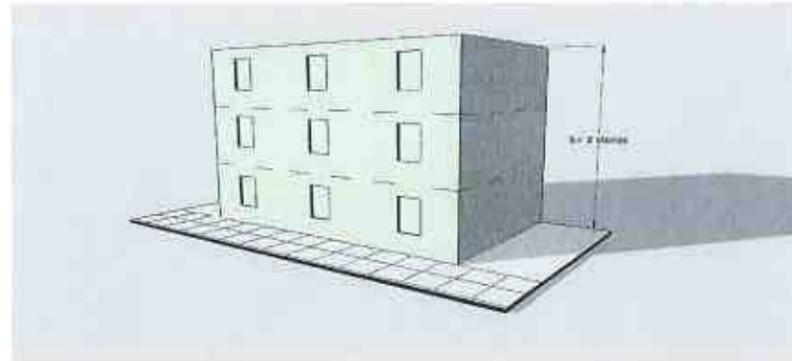
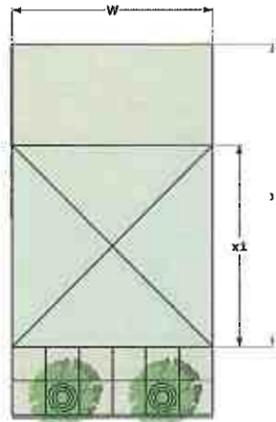
D. ARCADE



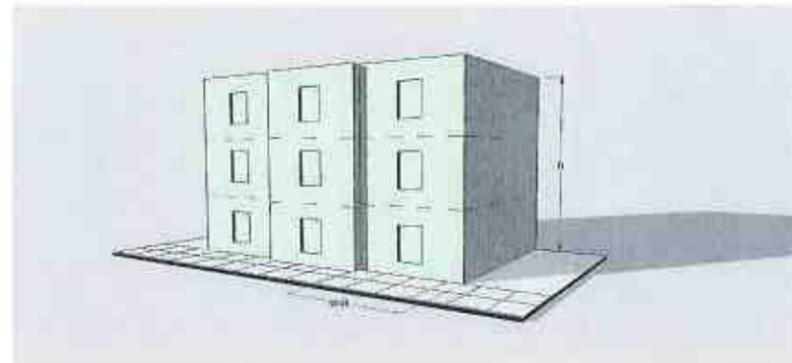
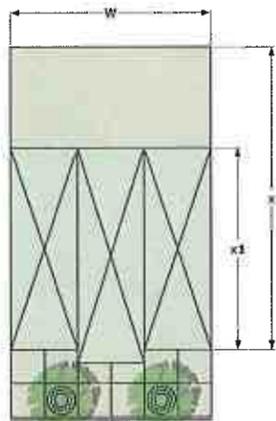


FORM BASED VOCABULARY

E. HORIZONTAL MIXED USE



F. VERTICAL MIXED USE



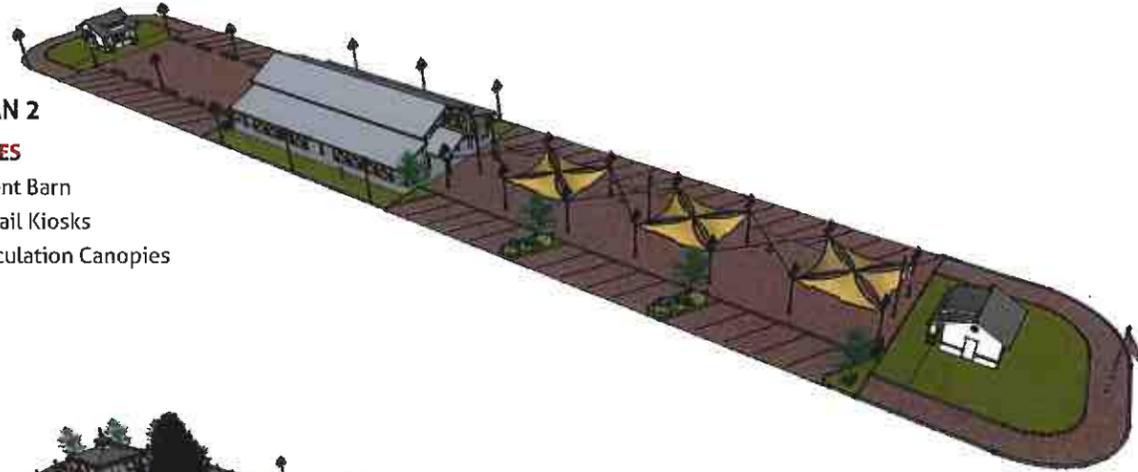


MEDIAN DESIGN

MEDIAN 2

FEATURES

- Event Barn
- Retail Kiosks
- Circulation Canopies



MEDIAN 3

FEATURES

- Pavilion
- Commons Building
- Restrooms
- Retail Kiosks
- Amphitheater



MEDIAN 4

FEATURES

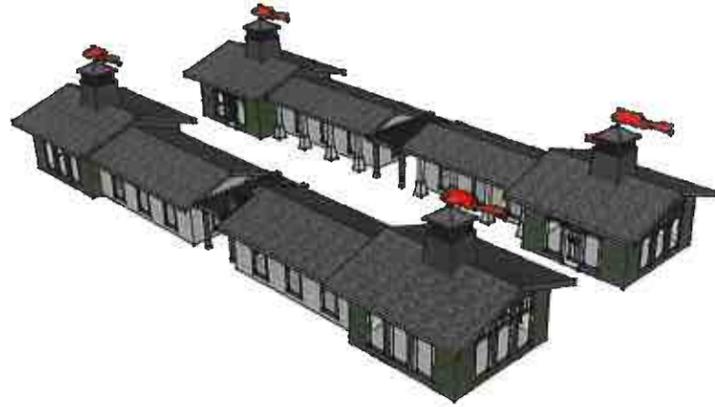
- Art and Food Village
- Trellis
- Canopies



MEDIAN DESIGN



ART AND FOOD VILLAGE



COMMONS BUILDING



MEDIAN DESIGN



RESTROOMS



EVENT BARN



MEDIAN DESIGN



PAVILION



VENDOR - TYPE 1



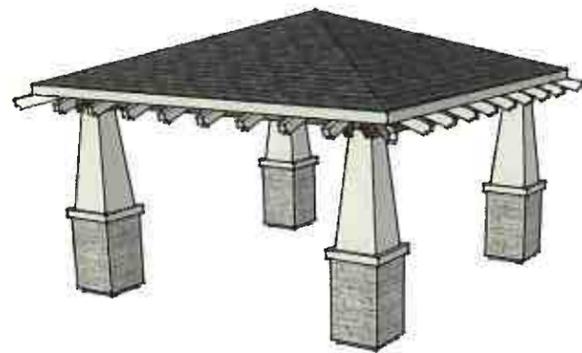
MEDIAN DESIGN



VENDOR - TYPE 2



TRELLIS



FACADE STANDARDS

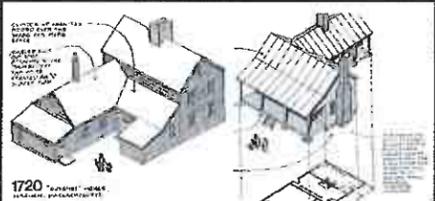
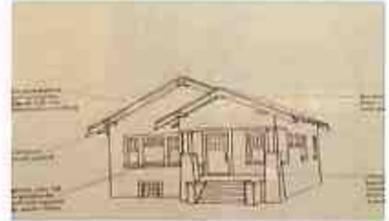
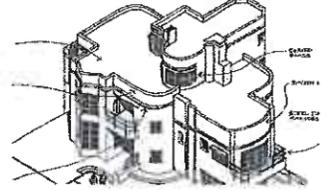
FACADE STANDARDS

FEATURES

- Front facade should be broken into appropriate modules.
- Vertical or horizontal articulation is allowed.
- Architectural styles may include craftsman, contemporary ranch, mission revival, and agrarain.
- Canopies over individual windows may protrude a maximum of 4'-0".
- Canopies as part of an arcade may have a depth of 10'-0".
- Facades may be two or three stories, however the third story should be setback at least 8'-0".



DESIGN STYLES

PRECEDENCE	EXAMPLE	IDENTIFIER
 <p>1720 "Agarian" house AGARIAN also related to salt-box, American vernacular, barns, and shack style</p>	 <p>AGARIAN Example showing rustic and barn materials</p>	 <p>AGARIAN agricultural building materials, exposed structure</p>
 <p>CRAFTSMAN also called arts and crafts or bungalow style</p>	 <p>CRAFTSMAN Gable House in Pasadena defines the style</p>	 <p>CRAFTSMAN exposed structure highlighting artisan details</p>
 <p>50' DINER also related to art deco, art moderne, and international style</p>	 <p>50' DINER futuristic streamlined forms often using new materials such as aluminum this style often related to planes, cars and ships of its time</p>	 <p>50' DINER aerodynamic forms, often horizontal banding, smooth stucco or industrial metals for finish.</p>
 <p>RANCH also related to post and beam and Spanish ranch</p>	 <p>RANCH House designed by "Cliff May" in Santa Ynez defined the style made popular by "Sunset Magazine" and the California Lifestyle</p>	 <p>RANCH exposed structure, porches, low roofs, and rustic materials define this style</p>
 <p>MISSION REVIVAL also related to Spanish revival or Spanish colonial</p>	 <p>MISSION REVIVAL, "Iconic" classical forms designed by Spanish Missionaries and built with local material and labor</p>	 <p>MISSION REVIVAL, eclectic forms referencing California missions, Moorish architecture, usually stucco finish, barrel tile roof, classical detailing such as crenulations and brackets</p>
 <p>CONTEMPORARY RANCH ranch design with international and industrial design elements</p>	 <p>CONTEMPORARY RANCH Sea Ranch combined vernacular agricultural shapes and materials with international style design philosophy</p>	 <p>CONTEMPORARY RANCH Eclectic variation combines agrarian, ranch, industrial, and international design elements.</p>

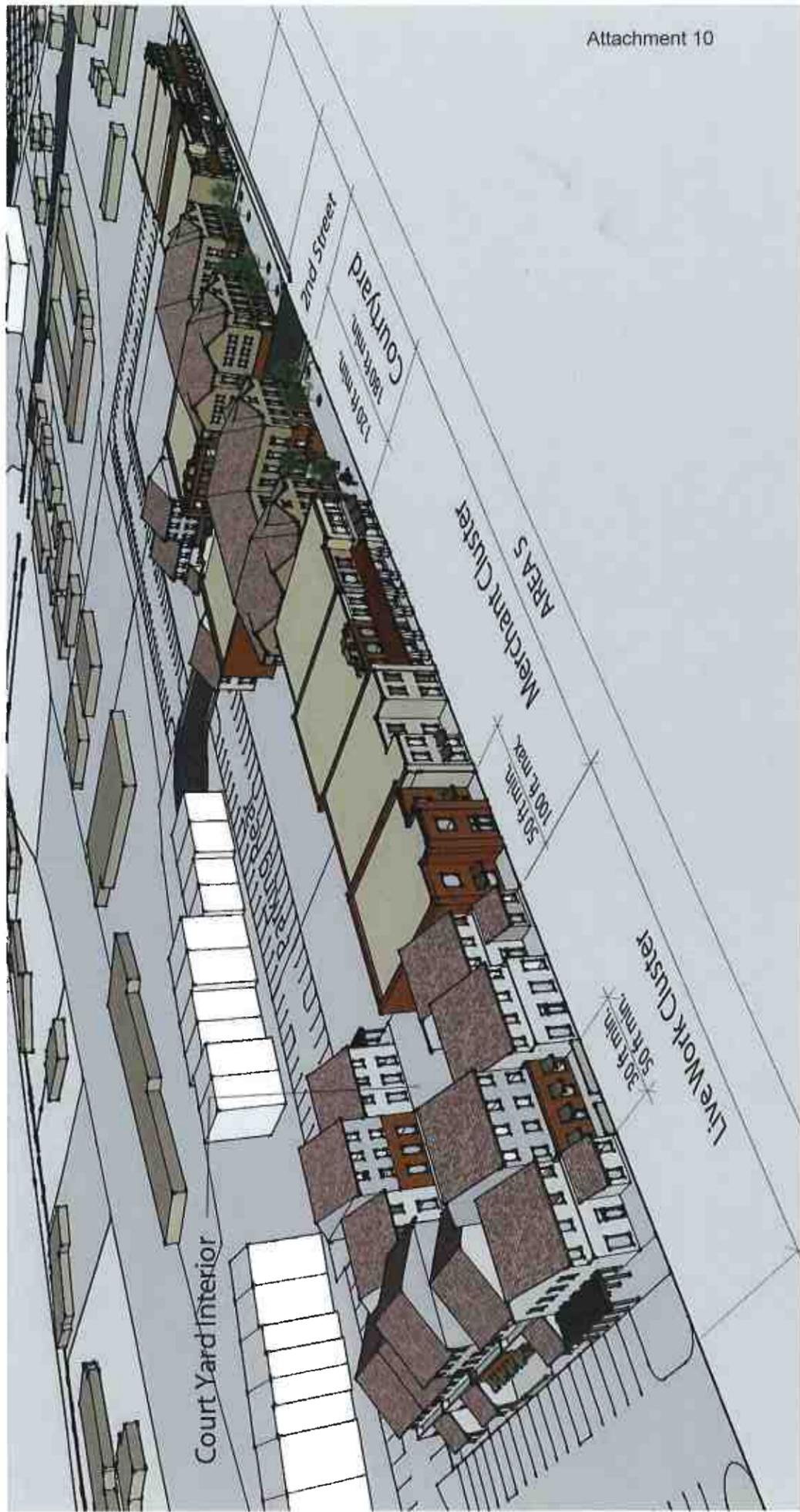
ARCHITECTURAL STYLES AVENUE OF FLAGS - SPECIFIC PLAN





Perspective - Aerial Perspective





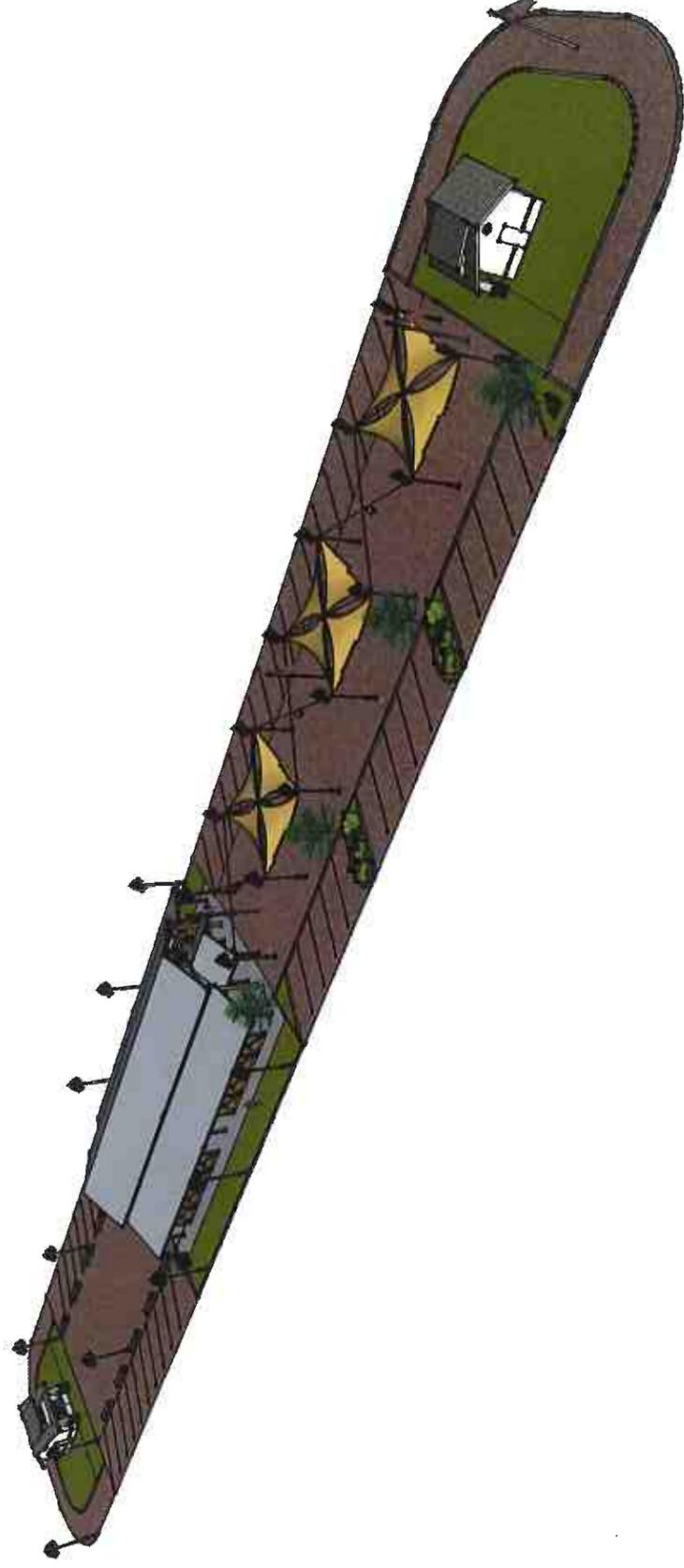




AVENUE OF FLAGS - KEY PLAN 1

● R - RESIDENTIAL ● M - MERCANTILE ● C - COURTYARD ● P - PROPOSED ●





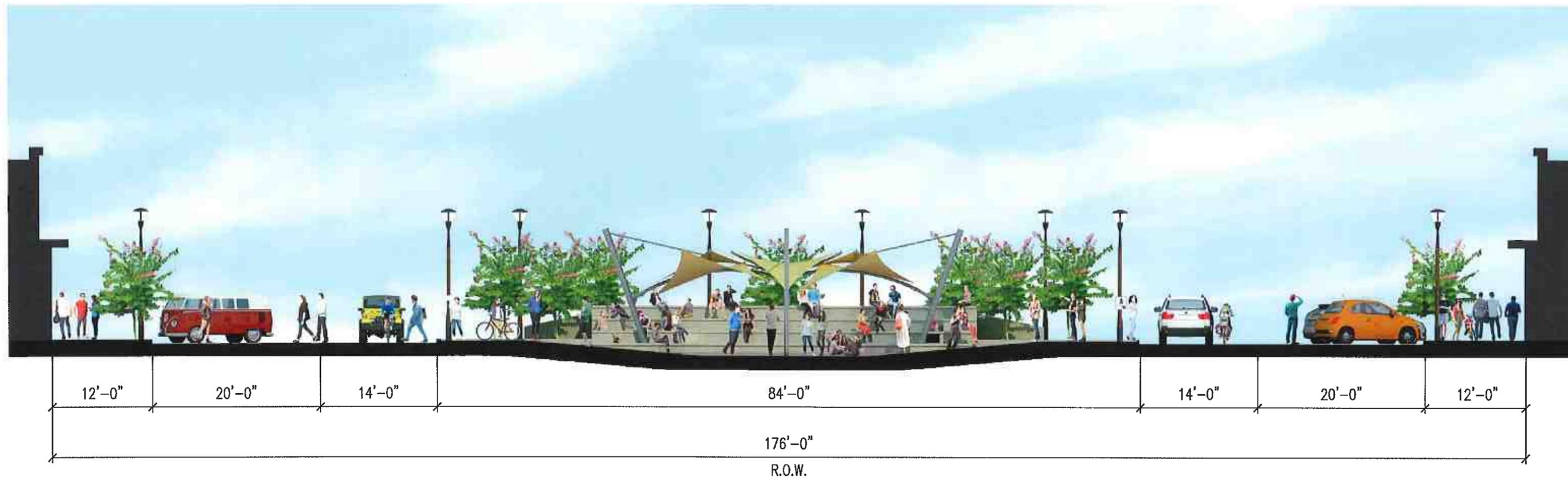
Median 2

- Event Barn
- Retail Kiosks
- Circulation Canopies

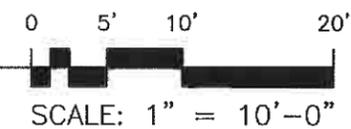




Perspective - Event Barn



MEDIAN 3
AVENUE OF FLAGS





Median 3 – Amphitheater Design Concept



Median 3 – Amphitheater &
Bandstand Design Options



AVENUE OF FLAGS - KEY PLAN 2

● R - RESIDENTIAL ● M - MERCANTILE ● C - COURTYARD ● P - PROPOSED ●





Median 3

- Pavilion ● Commons Building ● Restrooms ● Retail Kiosks ● Amphitheater ●





Perspective - Pavilion & Commons



Perspective - Pavilion & Courtyard Building Cluster 



Median 4

- Art & Food Village
- Trellis
- Canopies

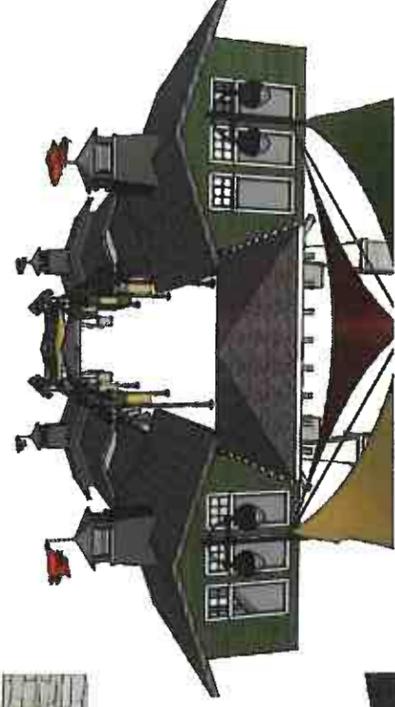


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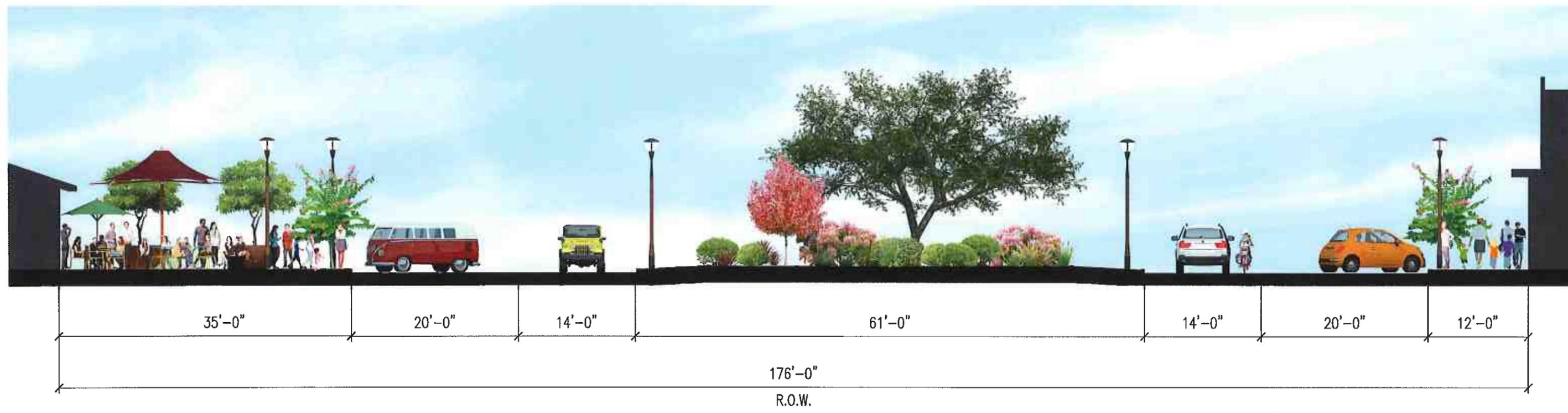
Perspective - Art & Food Court



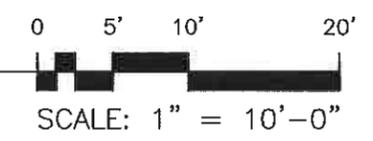


Median 4 - Art & Food Village, Design Concepts





MEDIAN 5
AVENUE OF FLAGS



DOR Trade-Offs

- Incentives support Specific Plan Goals and Objectives and are placed into a “Reserve Account” for City to distribute on a case-by-case / project basis
- If developers provide specified community benefits / objectives, City rewards developers with incentives

Potential Community Benefits / Objectives	Potential Incentives
<ul style="list-style-type: none"> • Construction of restrooms • Construction of an off-site public parking lot • Payment into, or creation of, a parking district • Construct off-site public improvements (curb, gutter, sidewalk, street widening) • Payment of an off-site trail fee • Payment of off-site water / wastewater fees • Installation of public art • Payment of a library fee • Adding additional green building features 	<ul style="list-style-type: none"> • Increase building heights from 35 to 50 feet • Reduce on-site parking requirements • Increase mixed-use residential density from 12 units per acre to 18-20 • Reduced rear yard setbacks • Allow land uses not allowed in the CR zone, such as 100% industrial • Reduced application fees • Reduced traffic fees of off-site public improvements are provided

Source: City of Buellton City Council Staff Report, October 23, 2014

Types of Incentives for different types of development

- Incentives should be aligned to specific types of desired development, and tailored to achieve market and financial feasibility

Type of Incentive	Commercial Development	Mixed-Use Development
Increase potential operating revenues (i.e. rental income)	<ul style="list-style-type: none"> • Reduce on-site parking requirements • Reduced rear yard setbacks • Allow land uses not allowed in the CR zone, such as 100% industrial 	<ul style="list-style-type: none"> • Increase building heights from 35 to 50 feet • Increase mixed-use residential density from 12 units per acre to 18-20 • Reduce on-site parking requirements • Reduced rear yard setbacks • Allow land uses not allowed in the CR zone, such as 100% industrial
Decrease project costs	<ul style="list-style-type: none"> • Reduced application fees • Reduced traffic fees of off-site public improvements are provided 	<ul style="list-style-type: none"> • Reduced application fees • Reduced traffic fees of off-site public improvements are provided