



CITY OF BUELLTON

PLANNING COMMISSION AGENDA

**Regular Meeting of May 16, 2013 – 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 Mercado

PLEDGE OF ALLEGIANCE

Chair Mercado

ROLL CALL

Commissioners Lisa Figueroa, Jason Fussel, Foster Reif, Vice Chair Craig Adams and Chair Art Mercado

REORDERING OF AGENDA

APPROVAL OF MINUTES

- 1. Minutes of the regular Planning Commission meeting of May 2, 2013**

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. Community Design Guidelines – Architecture**

WRITTEN COMMUNICATIONS

PLANNING COMMISSIONER COMMENTS

PLANNING DIRECTOR REPORT

ADJOURNMENT

To the next regularly scheduled Planning Commission meeting of Thursday, June 6, 2013, 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 May 2, 2013 – 6:00 p.m.
City Council Chambers, 140 West Highway 246
Buellton, California

CALL TO ORDER

Chair Mercado called the meeting to order at 6:02 p.m.

PLEDGE OF ALLEGIANCE

Commission Vice Chair Adams led the Pledge of Allegiance

ROLL CALL

Present: Commissioners Lisa Figueroa, Jason Fussel, Vice Chair Craig Adams and Chair Art Mercado

Absent: Commissioner Foster Reif

Staff: Planning Director Marc Bierdzinski
Staff Assistant/Planning Technician Clare Barcelona

REORDERING OF AGENDA

None

APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of April 18, 2013

MOTION:

Commissioner Fussel moved and Commissioner Figueroa seconded the motion to approve the Minutes of April 18, 2013.

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. Community Design Guidelines - Architecture

DISCUSSION/SPEAKERS:

The Commission was presented a letter written by Kerry Moriarty, Moriarty Property Company, supporting the Craftsman style architecture as a design style for citywide and Avenue of Flags development.

Planning Director Bierdzinski presented the staff report with a slide presentation showing different architectural styles.

Peggy Brierton, 225 Teri Sue Lane, Buellton, addressed the Commission and asked them to consider Traditional Downtown architecture in their discussion stating that it was a preferred choice during the visioning workshop exercises.

Commissioner Fussel suggested that this discussion be continued with a full Commission present. The Commission unanimously agreed to continue the item to the May 16th Planning Commission meeting.

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

The Commission congratulated Marc Bierdzinski on his appointment as interim City Manager.

PLANNING DIRECTOR REPORT

Mr. Bierdzinski updated the Commission on upcoming events and recent City Council actions including the continuing budget discussion, the relocation of the Southern California Gas Company pole near Zaca Creek Golf Course and an update on the Albertsons center parking lot opening.

ADJOURNMENT

Chair Mercado adjourned the meeting at 6:29 p.m. to the next regular scheduled meeting of the Planning Commission to be held May 16, 2013 at the City Council Chambers, 140 West Highway 246, Buellton.

Art Mercado, 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: MPB
Planning Commission Agenda No: 2

To: The Honorable Chair and Commission Members
From: Marc P. Bierdzinski, Planning Director
Date: May 16, 2013
Subject: Community Design Guidelines - Architecture

BACKGROUND

The Planning Commission received an overview of the Community Design Guidelines (CDG) at its March 21, 2013, meeting. Staff indicated that the next review of the CDG would focus on architecture and that books on architecture were handed out to the Commission. The Commission reviewed architectural styles at its May 2, 2013, meeting and continued the item to May 16 so the full Commission can discuss and provide direction.

The CDG currently allow four types of architecture for the entire city: Agrarian, Ranch, Contemporary Ranch, and Mission Revival. Other architectural styles were presented for consideration including styles restricted to the Avenue of Flags. Based on Planning Commission direction, it appears that the following architectural styles may be appropriate to consider for discussion:

City wide (excluding the Avenue of Flags)

- Agrarian (existing)
- Ranch (existing)
- Contemporary Ranch (existing)
- Mission Revival (existing)
- Craftsman (new)

Avenue of Flags

- Agrarian (existing)
- Craftsman (new)
- 50s Diner (new)
- Traditional Storefront (new)

The Commission also asked for photos showing how 50s Diner architecture would fit in with other styles. Attachment 1 provides examples from other cities. The Commission

also asked for photos of the traditional storefront architecture in Tempe, Arizona. These photos are also included within Attachment 1.

The power point from the March 25, 2013, meeting is included as Attachment 2. A sheet showing the various architectural styles in the Los Angeles area is included as Attachment 3.

RECOMMENDATION

That the Planning Commission review and discuss appropriate architectural styles. If the Commission agrees on adding new styles of architecture and/or modifying the existing styles, staff will bring this direction to the City Council to authorize moving forward on the changes, possibly using an architectural firm to assist in developing the standards for any new architectural styles.

ATTACHMENTS

- Attachment 1 – Architecture Examples
- Attachment 2 – Power Point from March 25, 2013
- Attachment 3 – Architectural Styles Handout

Attachment 1



Coronado – 50s Next to Contemporary

Attachment 1



Coronado – 50s Next to Mission



Coronado – Many Styles Adjoining One Another

Attachment 1



Alhambra – 50s (Left) Across from Agrarian (Right)

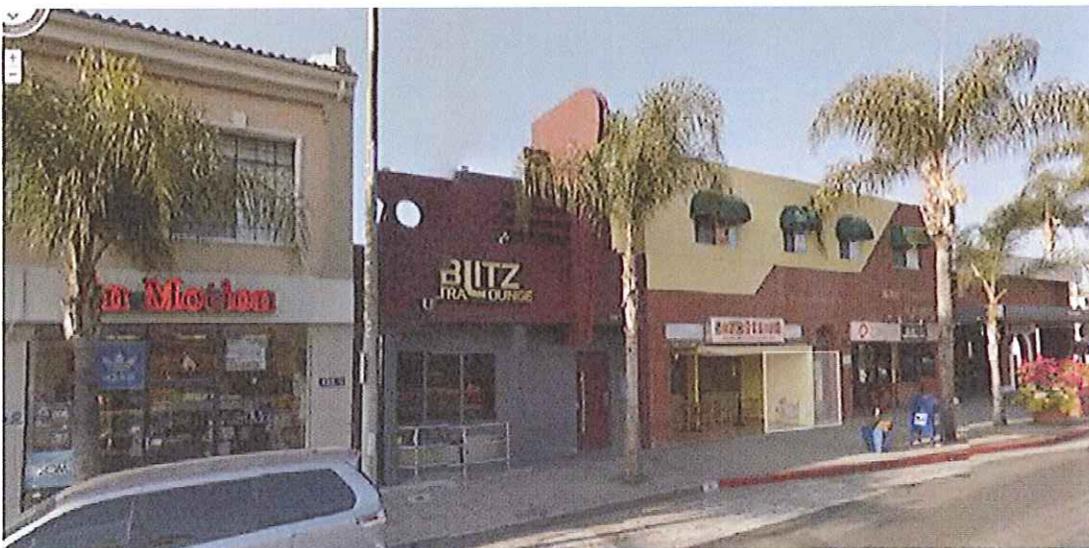


Alhambra – 50s (Right) Adjoining Contemporary (Left)

Attachment 1



Alhambra – 50s Adjoining Traditional Storefront



Alhambra – 50s with a Variety of Styles

Attachment 1



Alhambra – 50s across from Traditional Storefronts

Attachment 1

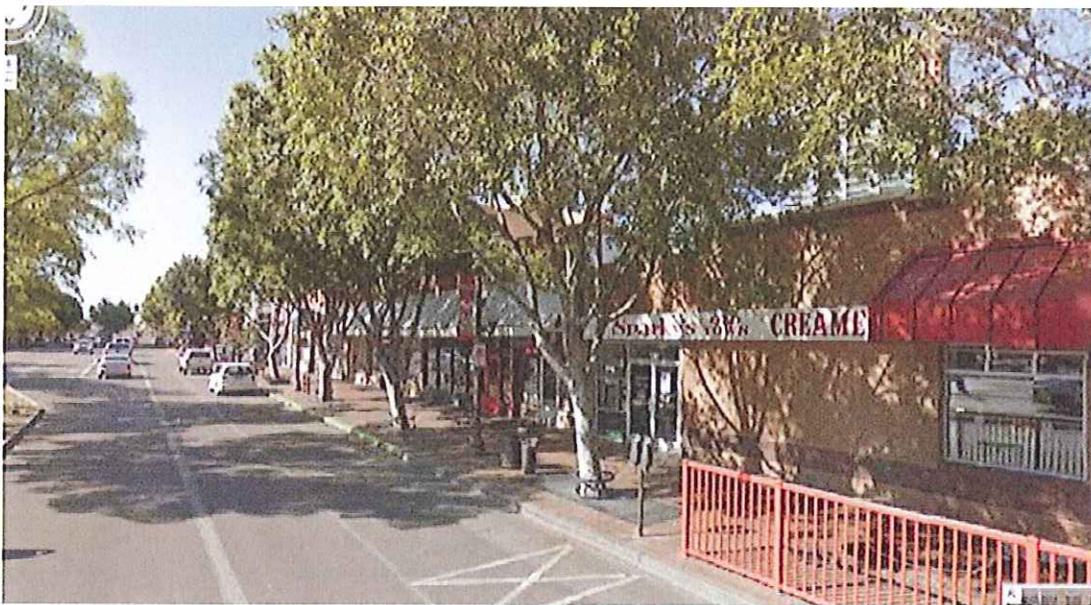
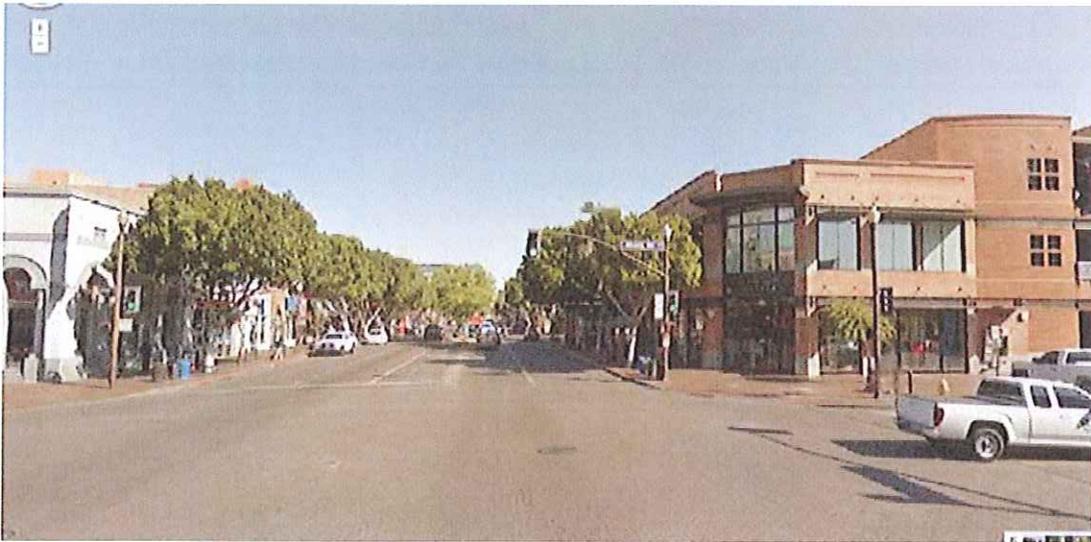
Downtown Tempe, AZ



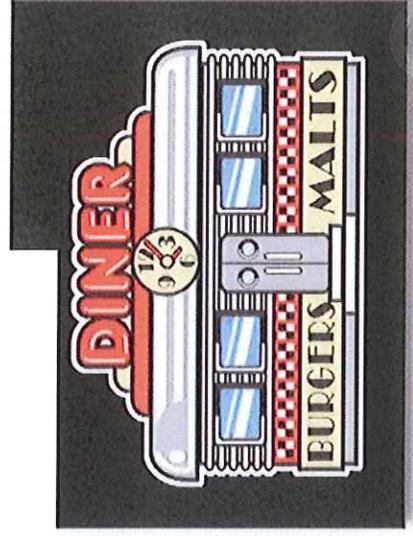
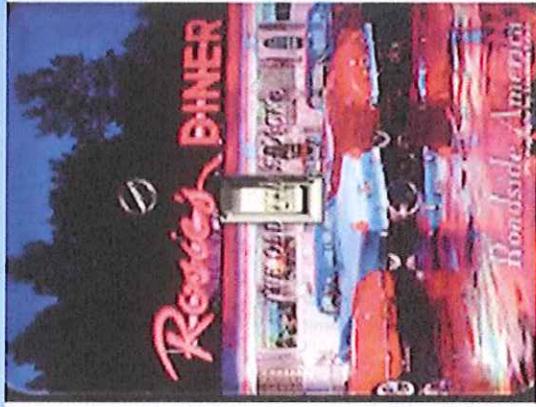
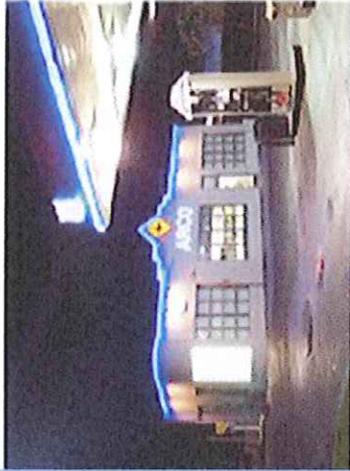
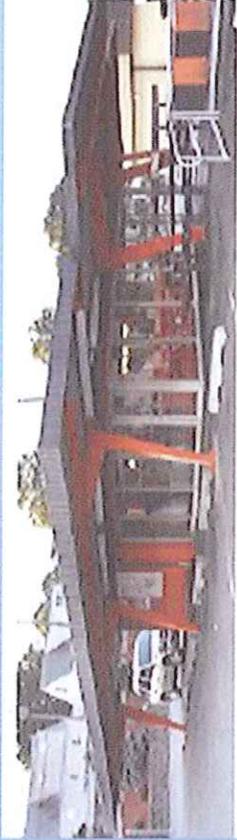
Attachment 1



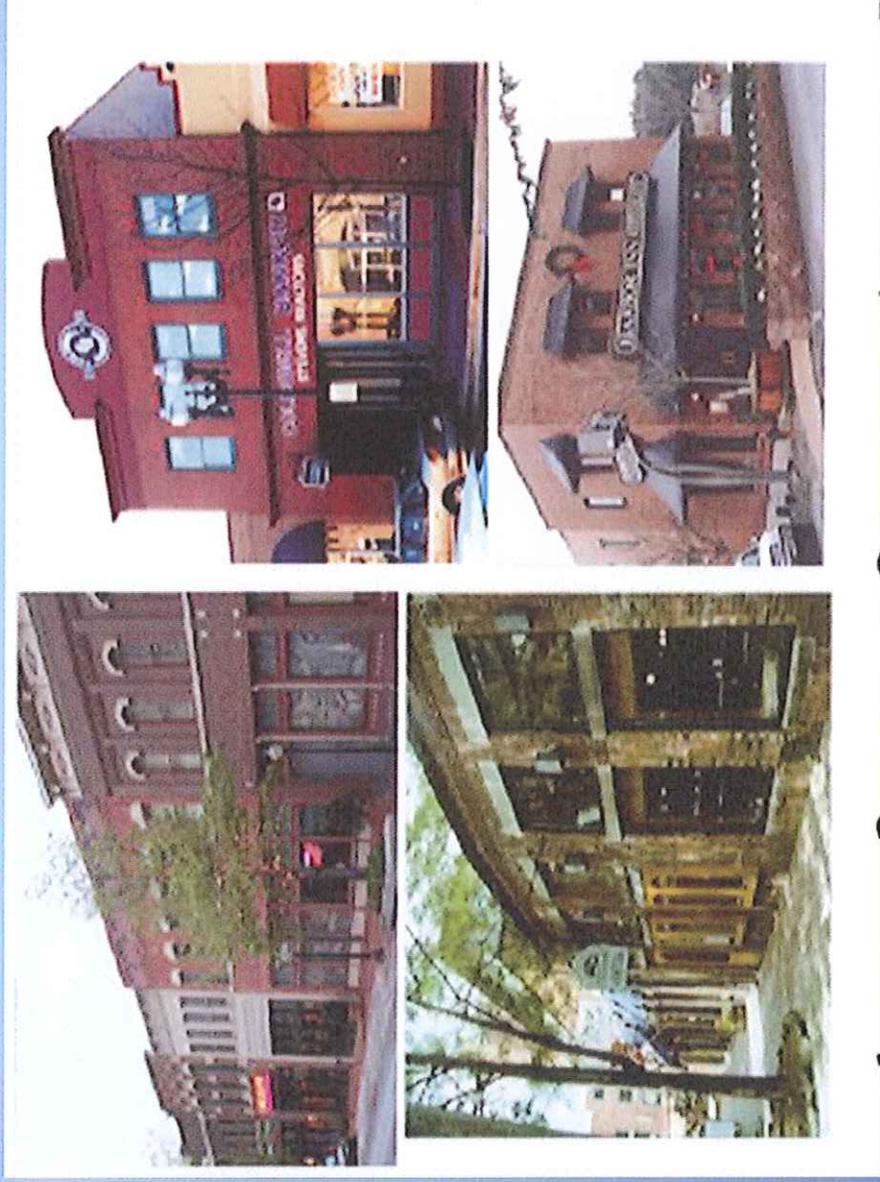
Attachment 1



50s Roadside



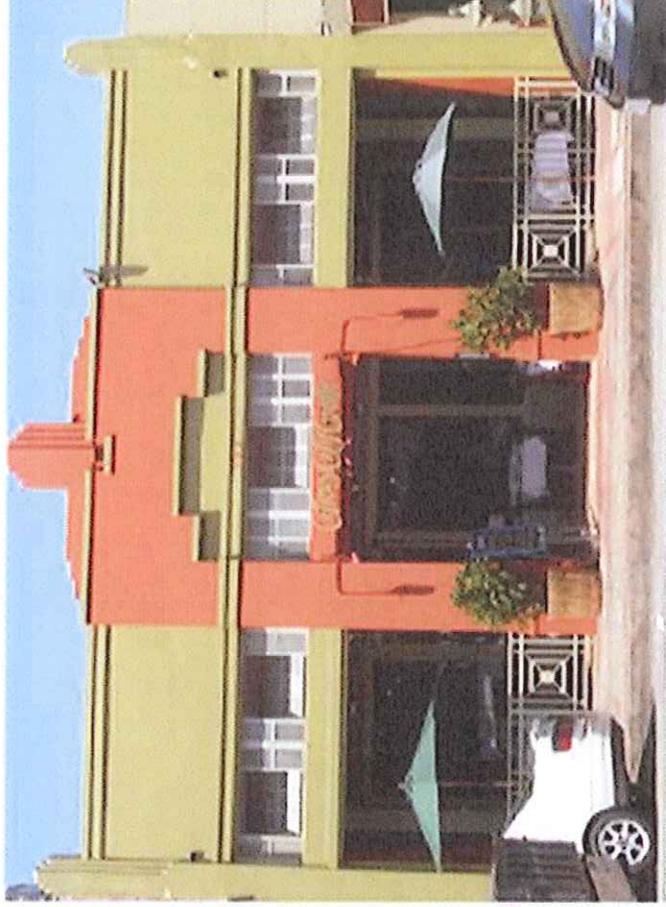
Traditional Downtown



Monterey



Art Deco



Spanish Colonial



Land Use Sections

- Single-Family Residential
- Multi-Family Residential
- Commercial and Mixed Use
- Industrial
 - Site Planning
 - Landscape Design
 - Utilitarian Aspects
 - Project Signs

Site Planning

- Lot Layout
- Perimeter Walls and Fences
- Project Entry and Character
- Parking
- Pedestrian Access and Amenities

Landscape Design

- Site Landscaping
- Parking Lot Planting

Building Design

- Renovations and Additions
- Building Massing and Form
- Building Materials and Features
- Entry Features and Focal Points

Utilitarian Aspects

- Utilities
- Outdoor Lighting
- Auxiliary Areas

Project Signs

- Sign Programs
- Types of Signs
- Lighting
- Maintenance

Vision Plan

- Considerations for Community Design Guidelines
 - Traditional downtown/storefront architecture as an appropriate style, with guidance on character-defining elements
 - Separation of mixed-use guidelines from commercial guidelines
 - Expansion of mixed-use guidelines to address various forms of mixed-use such as live-work, housing over retail, and housing in industrial areas
 - Storefront commercial uses (including interface with street/sidewalk, building proportions, pedestrian-scale features)
 - Promoting green building and sustainable development practices and technologies including water and energy conservation and low-impact development

Strategy of Attack

- Work on a section by section basis
- Suggest starting with architectural styles
 - Are the four existing styles still appropriate?
 - Should the Avenue of Flags have its own set of architectural styles from the rest of the City?
 - What other styles, such as Craftsman, 50s Roadside, and Traditional Downtown, are appropriate for the City and/or Avenue of Flags

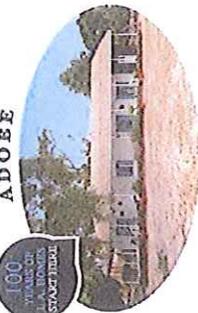
ARCHITECTURE

➔ THE CITY of Los Angeles is stitched into nearly 900,000 parcels of land with almost as many architectural styles built on them.

Our ongoing attitude and mild climate have given rise to fantastic hybrids. For instance, the 1894 Queen Anne pictured incorporates Richardsonian Romanesque, Islamic, French chateausque, and colonial revival styles. The rest of the world isn't immune to the charms of our indigenous creations. Today Californian bungalows can be found in Australia, and one of our traditional ranch homes sits among the snowy pines of Switzerland. Here we present a survey of modest to extravagant houses dating from 1862 to 1964, the century in which L.A. went from sleepy pueblo to celebrity megalopolis. Owning your own home is still the American dream, and where else will you find dreams in as many shapes and styles as ours?

Attachment 3

ADOBÉ



(GLENDALE, 1862)

The city's first permanent homes were built from mud and straw. The Casa Adobe de San Rafael features a Monterey-style covered porch and was restored in 1922.

ITALIANATE



(Sausalito, 1872)

The 'Boy House, built by saddle maker Sammie Frey, is a rare example of neoclassical Italian Renaissance style in L.A. Constructed downtown, it was moved here in the early 1960s.

EASTLAKE



(EASTLAKE HEIGHTS, 1887)

Fans of the TV show *Grease* will recognize the Innes House. Characterized by its vertical beams and linear details, it is considered restrained compared to what emerged next.

QUEEN ANNE



(WESTLAKE, 1891)

The Queen Anne House is one of the most exuberant from the Victorian era. Its intricate woodwork, gables, and wrap-around porch combine to many motifs that it borders on fantasy.

MISSION REVIVAL



(ELICIVISION, 1904)

The 1904 road *Resonance* sparked a resurgence of all things Californian. This trend featured a dominance of the missions with its arches and arched.

CRAFTSMAN



(WEST ADAMS, 1905)

Elements of nature and Japanese design inspired Charles and Henry Greene the architects of the Wheeler House and pioneers of the Arts and Crafts movement.

BUNGALOW



(GLENDALE, 1904)

With their broad porches, wide overhangs, and gabled roofs, these modest homes reinvigorated Craftsman and became one of the most prevalent types of L.A. residences.

SPANISH COLONIAL REVIVAL



(TOLEUCA LAKE, 1926)

Architects who had fallen in love with the country homes of Spain recreated the comforting street scenes with red-tiled roofs that are now a Southern California signature.

STORYBOOK



(TOLEUCA LAKE, 1928)

This movement drew inspiration from French and English farmhouses, but through a cinematic lens that exaggerated their towers and hatched roofs in fairytale shades.

TUDOR



(PASADENA, 1929)

Tudors inspired the medieval country houses of England with their herringbone brick, leaded glass, and half-timbered frames. This is bedroom mansion is a lavish example.

INTERNATIONAL



(MID WISHELE, 1934)

European modernist Rudolph Schindler whose Bauhaus House is seen here, and Richard Neutra brought a stripped-down aesthetic and indoor-outdoor orientation to California.

STREAMLINE



(GRANADA HILLS, 1964)

This early modernist style boiled down the design of an airplane to a house. Streamlined forms, rounded corners, and off-the-steps to give a subtle object the perception of speed.

Tour of Beauty

Explore some of L.A.'s most original homes with the people who love them best

VICTORIAN ERA

Once a month, Los Angeles Conservancy depicts laid walking tours through the gingerbread homes of Angelino Heights, like the Innes House, just a stone's throw from the Hollywood Freeway.

CRAFTSMAN

The West Adams Heritage Association opens the Wheeler House annually. Across town, each fall, Pasadena Heritage hosts Craftsman Weekends, featuring house tours, parties, and nearly 100 vendors who specialize in furniture and fixtures used to restore the homes of the early 20th-century movement.

MODERNIST

Tours L.A. includes the Buck House on one of its seven excursions. Its most popular explores Silver Lake and the homes designed by Richard Neutra, Rudolph Schindler, and John Lautner—the all-stars of Los Angeles modernism.

PHOTOGRAPHS BY GUY AROCH, COURTESY OF THE CALIFORNIA HISTORICAL SOCIETY, AND GUY AROCH