



CITY OF BUELLTON

PLANNING COMMISSION AGENDA

**Regular Meeting of May 2, 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

Vice Chair Adams

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 April 18, 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, May 16, 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 April 18, 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 6:00 p.m.

PLEDGE OF ALLEGIANCE

Commissioner Reif led the Pledge of Allegiance

ROLL CALL

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

Staff: Planning Director Marc Bierdzinski
Assistant Planner Angela Perez
Public Works Director Rose Hess
Staff Assistant/Planning Technician Clare Barcelona

REORDERING OF AGENDA

None

APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of April 4, 2013

MOTION:

Vice Chair Adams moved and Commissioner Reif seconded the motion to approve the Minutes of April 4, 2013.

VOTE:

Motion passed by 5-0 voice vote

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

2. **Resolution No. 13-05 – “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Conditional Use Permit (13-CUP-01) to Allow the Establishment of a Thrift Store (White Stone Treasures) in an Existing Building, located at 225 McMurray Road, Suite E, Assessor’s Parcel Number 137-200-095, and Making Findings in Support Thereof”**

STAFF REPORT:

Angela Perez presented the Staff Report.

DOCUMENTS:

Staff Report with attachments (Vicinity Map, Project Description for White Stone Treasures, Business Plan for White Stone Treasures)
Planning Commission Resolution No. 13-05

DISCUSSION/SPEAKERS:

Letters were submitted into record by John Walker, Al Fresco Picnic, Jina Bae, A RU Restaurant and Conrad C. Torres, Radiance Tanning and Boutique, expressing opposition to the proposed thrift store.

Chair Mercado opened the Public Hearing at 6:10 p.m.

Valerie Stevens, Applicant, representing White Stone Treasures and New Hope for Troubled Lives, addressed the Commission stating that they are proposing a high quality store with cleanliness and order a priority. She went on to state that donations would only be accepted during business hours and that security cameras could be installed if needed.

Matt Snyder, Owner, Valley Pets, expressed concerns regarding after hour donation drop-offs and suggested the installation of outdoor security cameras to deter after hour activity.

The following individuals spoke in favor of the thrift store:

David Retz, 85 W. Hwy 246, Buellton
John Crowell, 2851 Quail Valle Road, Solvang
Anne Lautensack, 2283 Sunrise Way, Solvang
Ron Rogers, 80 Zaca Street, #80, Buellton

Peggy Brierton, 225 Teri Sue Lane, Buellton asked if the CUP stays with the property if the business were to move out. Mr. Bierdzinski answered that it would and stated that that the permit could be modified if necessary.

Chair Mercado closed the Public Hearing at 6:30 p.m.

The Commission discussed the following:

- limiting the amount of merchandise that is displayed outside;
- outdoor security cameras;
- how merchandise will be delivered;
- proposed a one year review of the Conditional Use Permit by the Planning Commission.

MOTION

Commissioner Reif moved and Commissioner Figueroa seconded the motion to adopt Resolution No. 13-05 by title only and to waive further reading with added conditions: (1) revisit the CUP after 1 year, (2) Condition #21 regarding the security cameras to remain as worded and (3) tie the CUP to White Stone Treasures only.

VOTE

Motion passed with a 5-0 roll call vote.

OTHER BUSINESS

3. Preliminary Review of the Bach Hotel 13-FDP-01 and 13-LLA-01

DISCUSSION/SPEAKERS:

Assistant Planner Angela Perez presented the Staff Report updating the Commission on the prior project which was approved by the City Council in 2003. She stated that the current building permit has expired and new plans have been submitted. She asked for input from the Commission to add to the incomplete letter that is being drafted for the current submittal.

Public Works Director Rose Hess stated that the project is subject to the new storm water requirements and that her concerns will be added to the incomplete letter.

Kui Li, Applicant, addressed the Commission describing the many features of the proposed hotel including meeting rooms, restaurant, swimming pool, fitness center and an outdoor water feature. He stated that he chose the Mission style of architecture as it is more in keeping with the theme of the hotel honoring the classical composer, Johann Sebastian Bach.

Randy Itaya, Architect, stated that the current plans are much the same design as the 2003 submittal.

The Commission discussed the following issues:

- Building height

- Architectural style, would like to see renderings showing Agrarian or Ranch styles
- Trail easements
- Massing; the project should not overshadow the existing buildings.

Peggy Brierton, 225 Teri Sue Lane, Buellton, suggested a reduction in building height, a blend of Ranch and Agrarian or Arts and Craft in the architectural style, trail and storm water issues.

The majority of the Commission agreed on less height for the building, Agrarian instead of Mission architecture, and a trail easement along the creek.

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

Commissioner Fussel stated he had trouble accessing the meeting packet on the website and asked for a “clean” scan in the future.

PLANNING DIRECTOR REPORT

Mr. Bierdzinski updated the Commission on upcoming events and recent City Council actions.

ADJOURNMENT

Chair Mercado adjourned the meeting at 7:30 p.m. to the next regular scheduled meeting of the Planning Commission to be held May 2, 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 2, 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 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)

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 power point from the last meeting is included as Attachment 2. A sheet showing the various architectural styles in the Los Angeles area is included as Attachment 3.

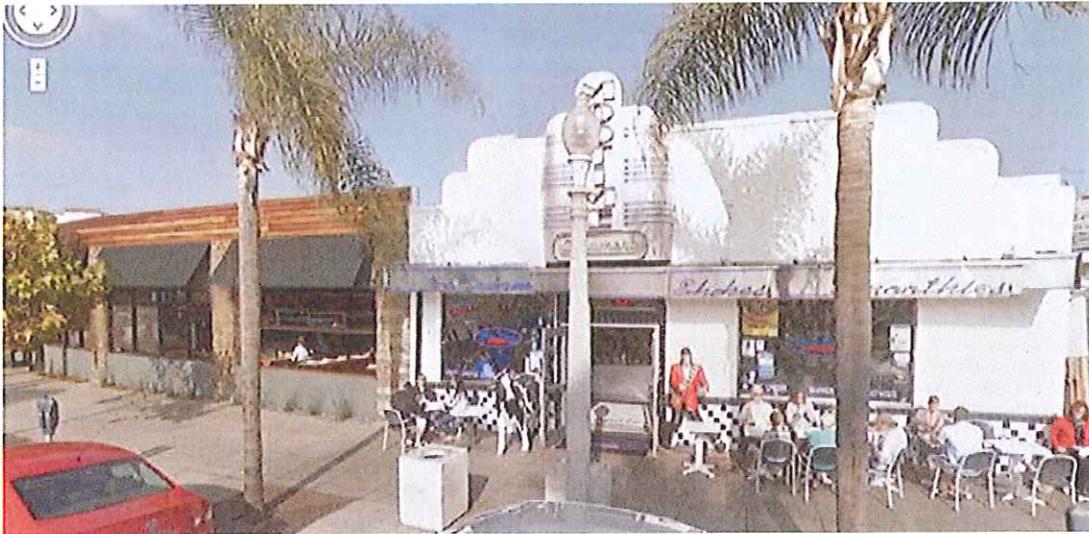
RECOMMENDATION

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 – 50s Diner 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)

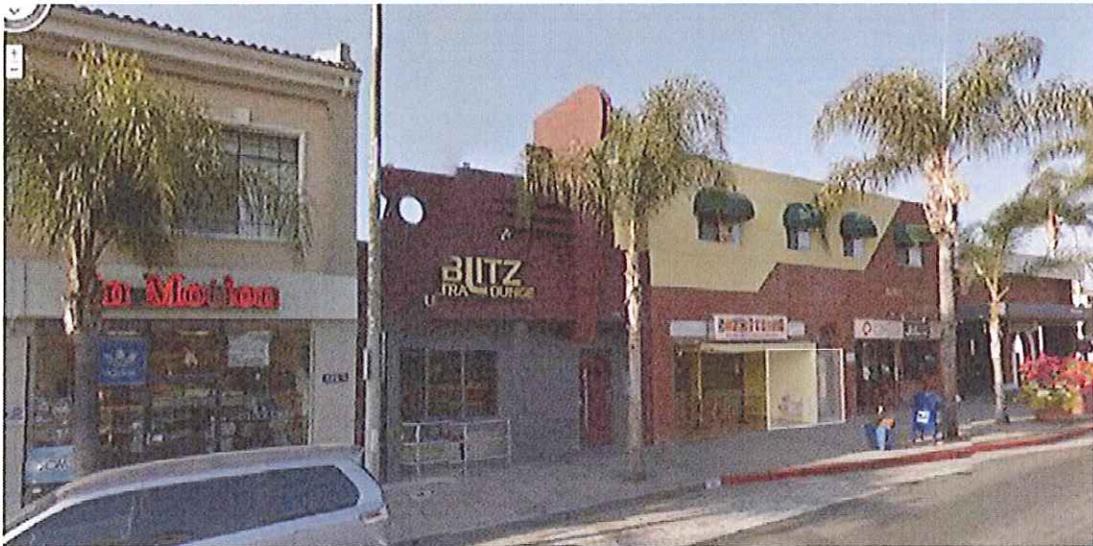


Alhambra – 50s (Right) Adjoining Contemporary (Left)

Attachment 1



Alhambra – 50s Adjoining Traditional Storefront

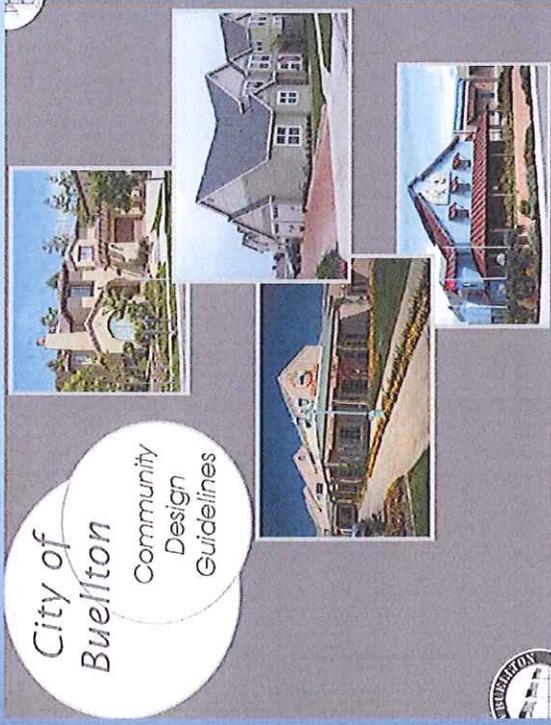


Alhambra – 50s with a Variety of Styles

Attachment 1



Alhambra – 50s across from Traditional Storefronts



Community Design Guidelines

April 4, 2013

Community Design Guidelines

- Adopted November 10, 2005
- Applies to new development and substantial renovations
- Sets guidelines for architectural styles, site standards, landscape design, building design, and signage
- Used with other planning documents when reviewing projects

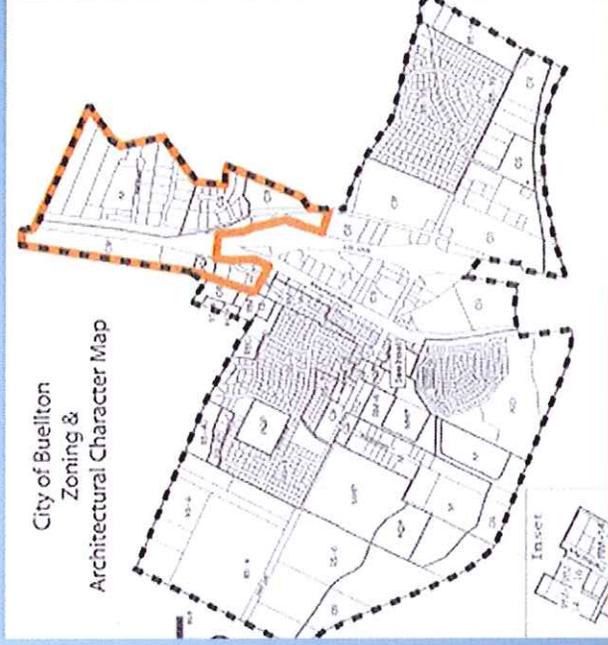
Contents

- Architectural Character
 - Based on the influences of the farms and ranches of the Santa Ynez Valley, and to a lesser extent, the California Missions
- Single-Family Residential
- Multi-Family Residential
- Commercial and Mixed Use
- Industrial
- Examples

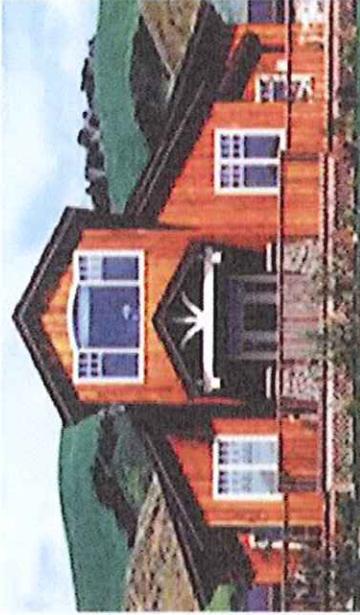
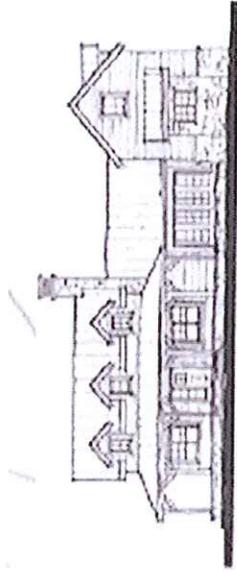
Architectural Styles

- Agrarian
- Mission Revival
- Ranch
- Contemporary Ranch

- Contemporary Ranch Focus Area

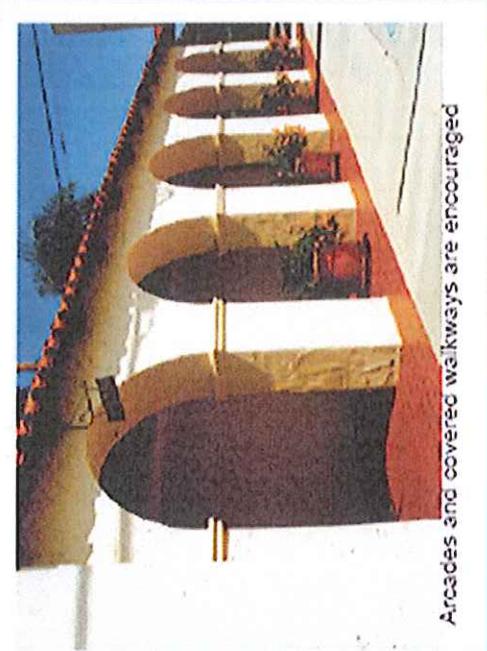
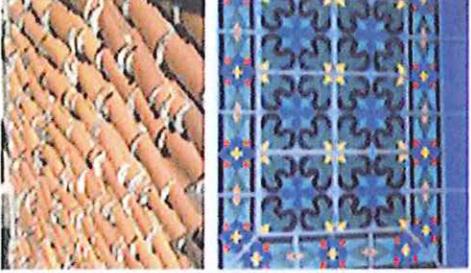
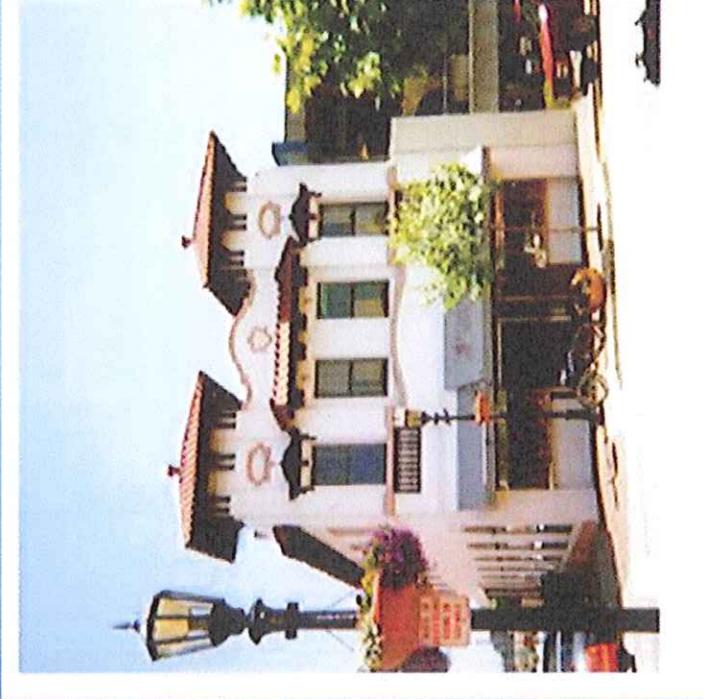


Agrarian



Gabled dormers should punctuate the second story roof mass

Mission Revival



Arcades and covered walkways are encouraged

Ranch



Linear plans are characteristic of Ranch style architecture



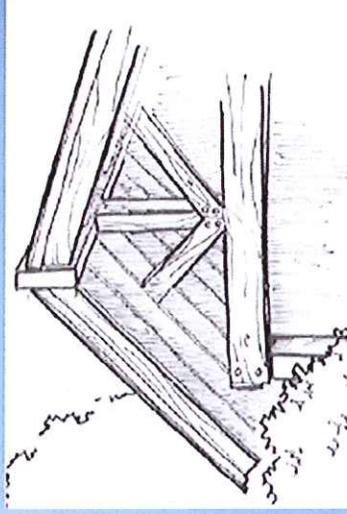
Porches should be provided and may wrap around one or more sides of the building



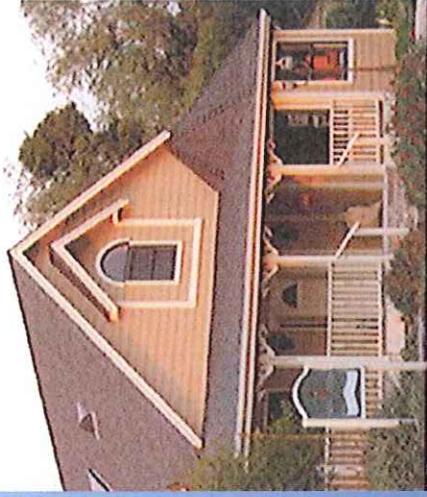
Awnings and wood trellises are encouraged



Windows should be predominately simple, double hung windows with shutters

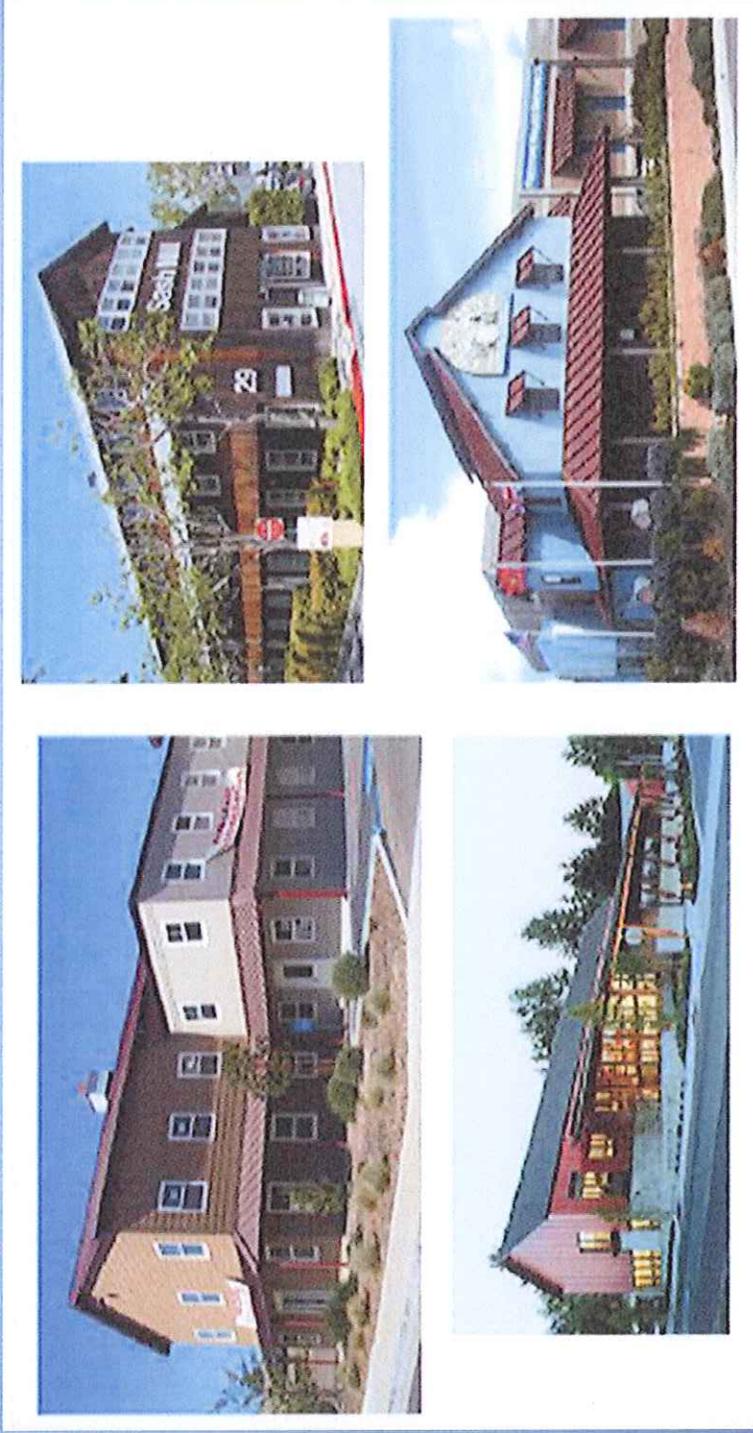


Exposed rafters are recommended



Trim and accent materials should be

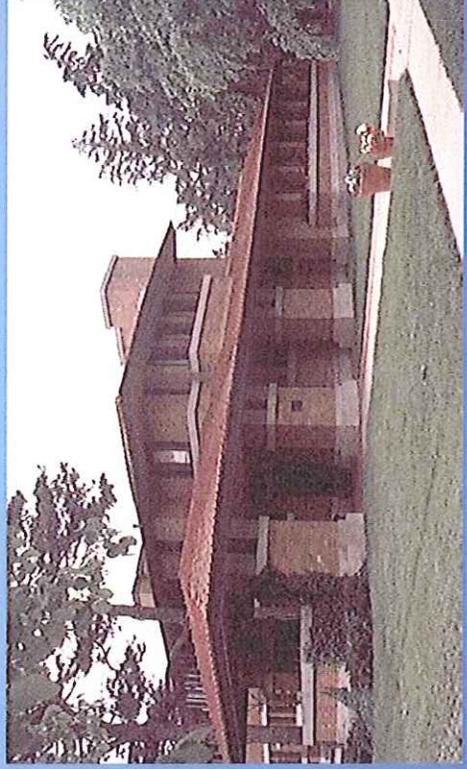
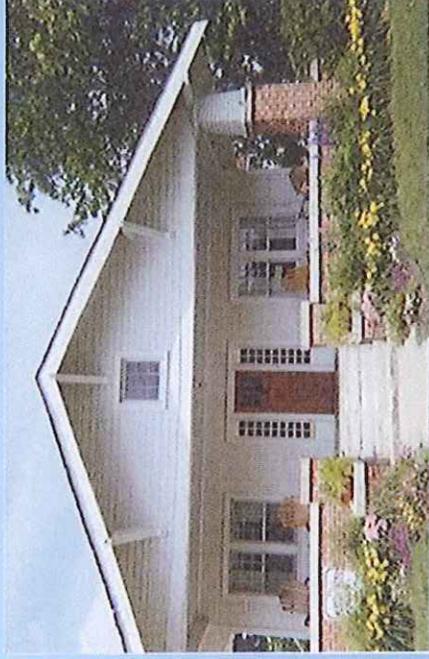
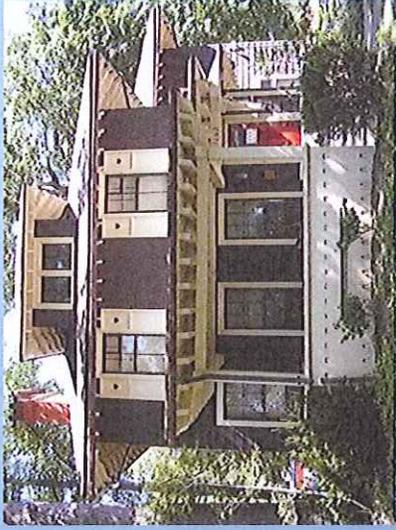
Contemporary Ranch



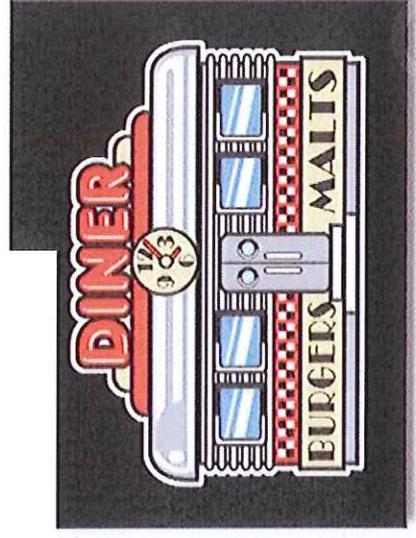
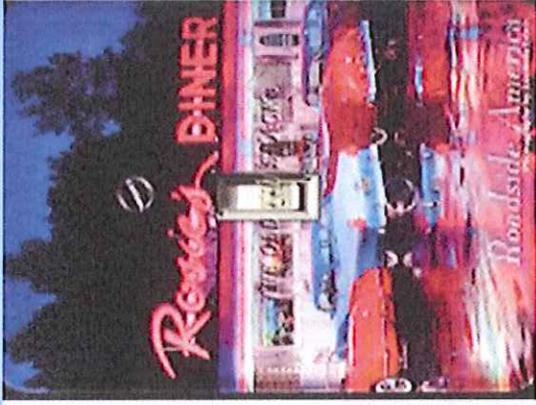
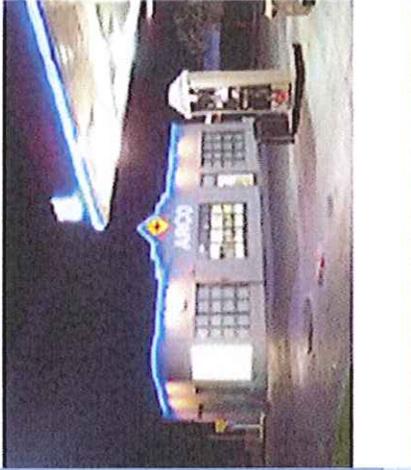
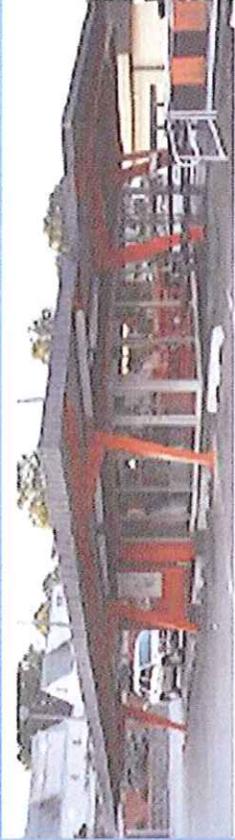
Other Architectural Styles

- Other architectural styles can be considered
- The Avenue could be identified as another special area where a certain style or styles are required
- Other styles mentioned:
 - Craftsman
 - 50s Roadside
 - Traditional Downtown
 - Monterey
 - Art Deco
 - Spanish Colonial

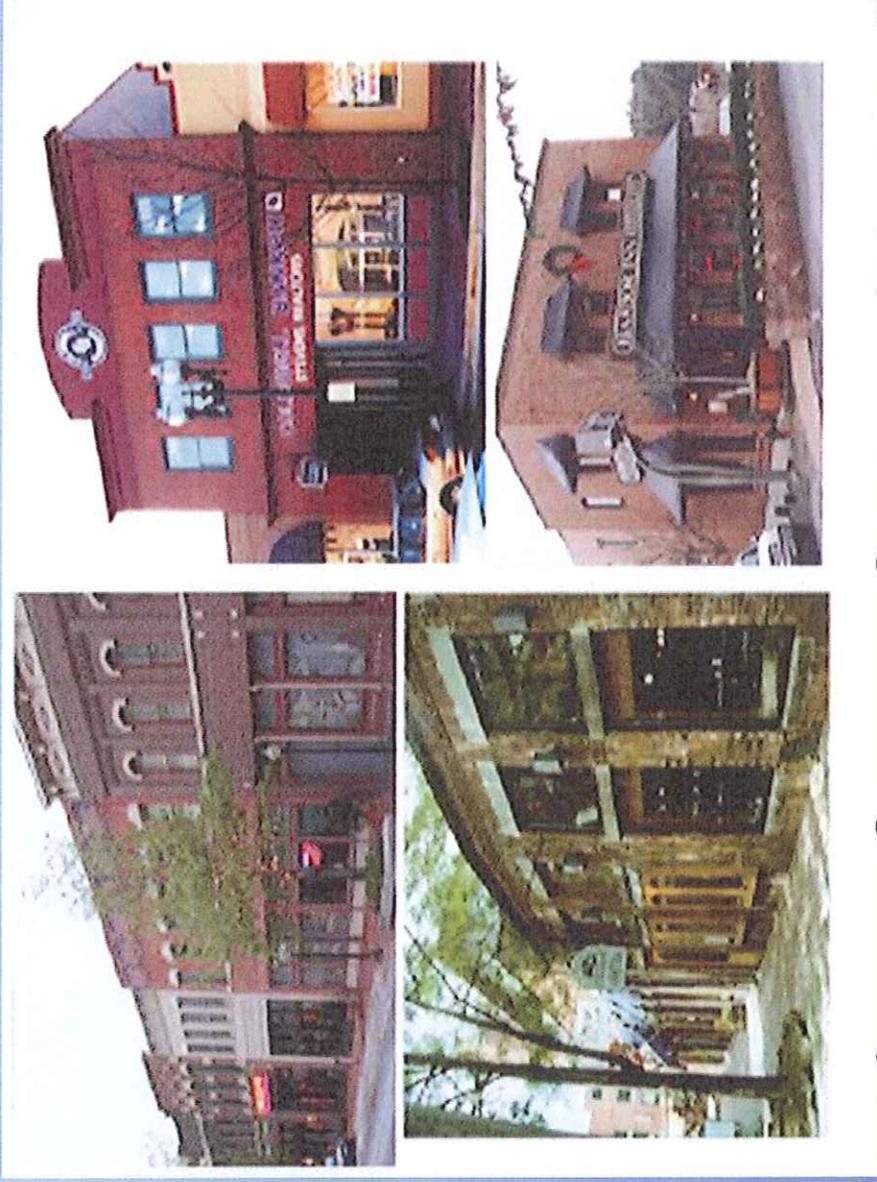
Craftsman



50s Roadside



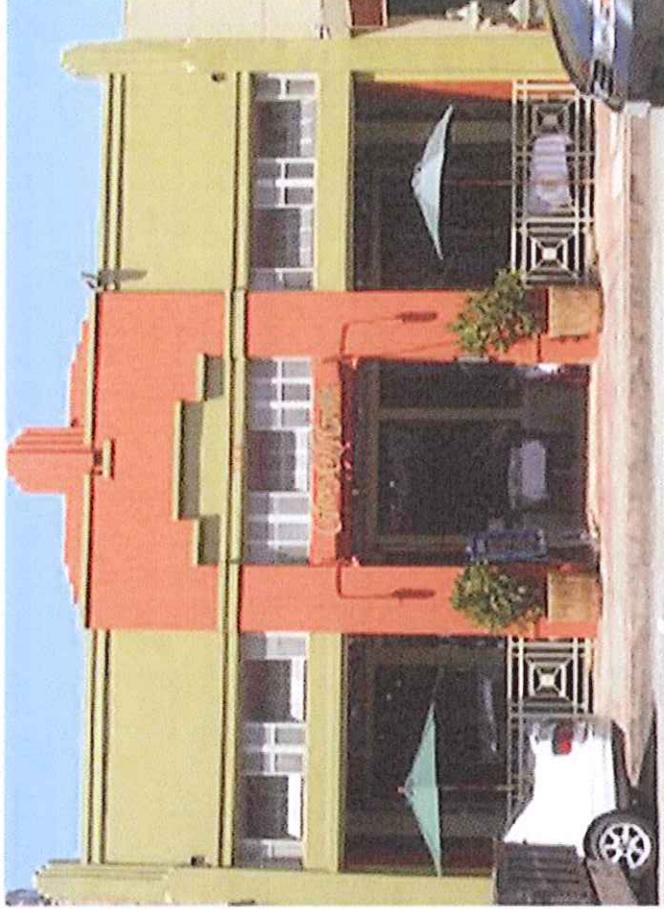
Traditional Downtown



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



ADOBE

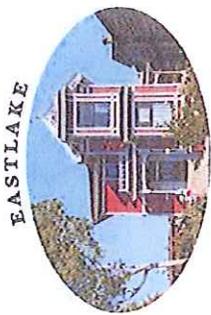
100 YEARS OF L.A. HISTORY STAGE THREE

(CELESTIALE, 1865)
 "The city's first permanent homes were built from mud and adobe. The Casa Adobe in San Rafael features a Monterey-style covered porch and was restored in 1922.



ITALIANATE

(ANGELINO HEIGHTS, 1875)
 "The 'big' house, built by saddle-maker Samuel Fox, is a rare example of Italianate architecture in the city. When construction resumed downtown, it was not born in the early 1860s.



EASTLAKE

(ANGELINO HEIGHTS, 1887)
 "Fans of the TV show *Greener* will recognize the lines of the Eastlake house. By its very nature, Eastlake and other details, it is considered restrained compared to what emerged next.



QUEEN ANNE

(WESTLAKE, 1891)
 "The Moores House is one of the most emblematic from the Victorian era. Its gingham details, dome and wraparound porch combine so many motifs that it looks on fantasy.

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

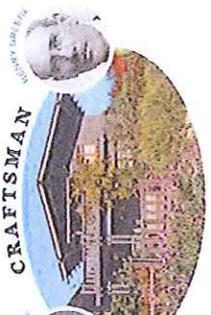
VICTORIAN ERA

Once a month, *Los Angeles Conservancy* delects lead walking tours through the gingerbread homes of Angelino Heights, like the Moores House, just a stone's throw from the Hollywood Freeway.
 - *Los Angeles Conservancy*
 - *angtour*



MISSION REVIVAL

(PICO UNION, 1901)
 "The 1884 novel *Ramona* sparked a resurgence of all things California. The Powers House idealizes the romance of the missions with its arches and arcades.



CRAFTSMAN

(WEST ADAMS, 1903)
 "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

(LOS FELIZ, 1911)
 "With their broad porches, wide overhangs, and gabled roofs, these modest homes resemble 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.

CRAFTSMAN

The West Adams Heritage Association opens the Wheeler House annually. Across town, each fall, Pasadena Heritage hosts Craftsman Week, 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.
 - Pasadena Heritage
 - *pasadenaheritage.org*
 - *craftsmancentral*



STORYBOOK

(TOLEUCA LAKE, 1928)
 "This movement drew inspiration from French and English fairytales, but through a cinematic lens that exaggerated their turrets and turrets made in fairy-tale mode.



TUDOR

(PASADENA, 1929)
 "Tudors imitated the medieval country houses of England with their herringbone brick, leaded glass, and half-timbered accents. This Victorian mansion is a local example.



INTERNATIONAL

(MID WILSHIRE, 1921)
 "European modernists Rudolph Schindler, whose Black House is seen here, and Richard Neutra brought a stripped-down aesthetic and indoor-outdoor orientation to California.



STREAMLINE

(LOS FELIZ, 1933)
 "The early modern style boiled down the design of an entity to its basic elements, rounding off the edges to give a sense of speed and aerodynamic form.



COLONIAL

(TOLEUCA LAKE, 1928)
 "The colonial revival aesthetic took off here during the 1920s. The brick construction, shutters, multiple chimneys, and entryway pediment combine stability and elegance.



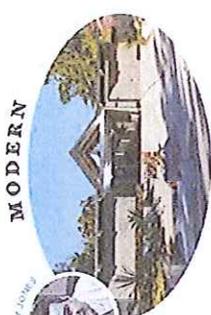
MINIMAL TRADITIONAL

(SANTA MONICA, 1941)
 "Building materials were scarce during World War II, and the mood was austere. The simple entrance porches, octagonal windows, and hipped roof are typical of the era.



RANCH

(SHERMAN OAKS, 1953)
 "Newcomers to the wide-open spaces of the San Fernando Valley delivered the long, low rambler dwellings, featuring wood siding and fixtures that recalled TV westerns.



MODERN

(GRANADA HILLS, 1963)
 "Developer Joseph Liebler and architect A. Quincy Jones built tracts of low-cost, high-quality homes, delivering the modern looks of Neutra and Schindler to the masses.

MODERNIST

Architecture
 Tours L.A. includes the Black 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 disciples of Los Angeles modernism.
 - architecture
 - *atourslam*