



# CITY OF BUELLTON

## PLANNING COMMISSION AGENDA

**Regular Meeting of November 15, 2012 – 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 Fussel

### **PLEDGE OF ALLEGIANCE**

Commissioner Witcher

### **ROLL CALL**

Commissioners Craig Adams, Foster Reif, Gerald Witcher, Vice Chair Art Mercado and Chair Jason Fussel

### **REORDERING OF AGENDA**

### **APPROVAL OF MINUTES**

- 1. Minutes of the regular Planning Commission meeting of October 4, 2012**

### **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**

**OTHER BUSINESS**

- 2. Concept Review of the Crossroads Center at the Village Project, 11-FDP-02, 11-CUP- 02, TPM 31055**

**WRITTEN COMMUNICATIONS**

**PLANNING COMMISSIONER COMMENTS**

**PLANNING DIRECTOR REPORT**

**ADJOURNMENT**

To the next regularly scheduled Planning Commission meeting of Thursday, December 6, 2012, 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 October 4, 2012 – 6:00 p.m.  
City Council Chambers, 140 West Highway 246  
Buellton, California

### CALL TO ORDER

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

### PLEDGE OF ALLEGIANCE

Commissioner Reif led the Pledge of Allegiance

### ROLL CALL

Present: Commissioners Craig Adams, Foster Reif, Gerald Witcher, Vice  
Chair Art Mercado and Chair Jason Fussel

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

### REORDERING OF AGENDA

The Agenda was reordered to hear the Planning Directors Report as this time.

### PLANNING DIRECTOR REPORT

Mr. Bierdzinski updated the Commission on upcoming events.

### APPROVAL OF MINUTES

#### 1. Minutes of the regular Planning Commission meeting of September 6, 2012

##### MOTION:

Commissioner Witcher moved and Vice Chair Mercado seconded the motion to approve the Minutes of September 6, 2012.

##### VOTE:

Motion passed by a 3-0 voice vote with abstention by Commissioner Reif and Chair Fussel due to their absence from the meeting.

**PUBLIC COMMENTS**

None

**CONSENT CALENDAR**

None

**CONTINUED PUBLIC HEARINGS**

None

**NEW PUBLIC HEARINGS**

Vice Chair Mercado recused himself from the Dais due to the proximity of his residence to the Project.

2. **Resolution No. 12-04 – “A Resolution of the Planning Commission of the City of Buellton, California, Recommending to the City Council the Approval of a Specific Plan Amendment (SP-12-01) for the Village Specific Plan Located on Assessor’s Parcel Number 137-090-045, and Making Findings in Support Thereof”**

**STAFF REPORT:**

Planning Director Bierdzinski presented the Staff Report.

**DOCUMENTS:**

Staff Report with attachments (Specific Plan Amendment, The Village Specific Plan)  
Resolution No. 12-04

**DISCUSSION/SPEAKERS:**

Commissioners Adams, Reif and Witcher declared ex-parte communications with the applicant, John Franklin.

Commissioner Reif asked for clarification regarding the phasing of the Senior Housing.

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

John Franklin, representing the Applicant, The Village LLC, addressed the Commission stating that this is a simple adjustment to the Village Specific Plan phasing.

Commissioner Reif questioned the timing of the park construction and asked if there is a potential that the Senior Housing construction could be built without any park.

Mr. Franklin stated that he could include language that states “the construction of the central park shall also be tied to development of the senior housing project”.

Chair Fussel closed the Public Hearing at 6:14 p.m.

Commissioner Reif requested that the wording excluding a senior housing project from the timing restrictions shall be a stand-alone paragraph.

**MOTION**

Commissioner Reif moved and Commissioner Witcher seconded the motion to adopt Resolution No. 12-04 – “A Resolution of the Planning Commission of the City of Buellton, California, Recommending to the City Council the Approval of a Specific Plan Amendment (SP-12-01) for the Village Specific Plan Located on Assessor’s Parcel Number 137-090-045, and Making Findings in Support Thereof” with the additional wording and changes noted in the discussion.

**VOTE**

Motion passed by a 4-0 roll call vote.

**OTHER BUSINESS**

None

**WRITTEN COMMUNICATIONS**

None

**PLANNING COMMISSIONER COMMENTS**

None

**ADJOURNMENT**

Chair Fussel adjourned the meeting at 6:23 p.m. to the next regular scheduled meeting of the Planning Commission to be held October 18, 2012 at the City Council Chambers, 140 West Highway 246, Buellton, CA.

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Jason Fussel, Planning Commission Chair

ATTEST:

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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 Item No: 2

To: The Honorable Chair and Commission Members  
From: Marc P. Bierdzinski, Planning Director  
Date: November 15, 2012  
Subject: Concept Review of the Crossroads Center at the Village Project, 11-FDP-02, 11-CUP-02, TPM 31055

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**BACKGROUND/DISCUSSION**

The applicant initially submitted the development plan application for the retail portion of the Village Specific Plan in October 2011. The Planning Commission reviewed the initial submittal on November 17, 2012, and provided comments to staff. An incomplete letter was sent to the applicant in November 2011 indicating what changes were needed to the project. The incomplete letter is attached as Attachment 1.

Since that time, the applicant has been revising the plans. This has included changing the major tenant from a grocery type store to Tractor Supply Company, a nationwide company based in Tennessee.

Before submitting detailed plans in response to the November 2011 incomplete letter, the applicant wanted to show and discuss the concept plans with the Planning Commission. They are seeking Planning Commission comments and direction on the concept plans. Please note that the plans before you are conceptual and do not address technical details that that full set of plans would show. Attachment 2 is the concept site plan, Attachment 3 is the concept elevations, and Attachment 4 is the section view of the front canopy. The park design shown is for illustrative purposes only. The park is not part of the development plan for the retail and will be reviewed separately in the future. The applicant wanted to demonstrate how the retail can be incorporated into the park design.

The following are the goals and objectives from the Village Specific Plan that the Planning Commission needs to consider when reviewing this project.

Overall Goals and Objectives

*The overall goal of this Specific Plan is to enhance the orderly development of the community and meet some of the identified community needs by intelligently planning for a mix of land uses. The objectives are as follows:*

- 1. To plan for land uses that will enhance the City of Buellton by accommodating the needs of the community, expanding the tax base, and providing jobs and housing.*

2. *To provide a mix of uses that will not only relate to each other but also to adjacent land uses and depend on each other harmonious and synergistic manner.*
3. *To create a site plan that provides a logical layout and integration of the various uses in order to avoid land use conflicts, to facilitate ease of interaction between uses, and to accommodate the competing needs of the pedestrian and vehicular traffic.*
4. *To establish uniform standards for development on the site to ensure that future development occurs in a manner that is representative of good planning and is cohesive with the site.*
5. *To propose measures which minimize any negative impacts that may result from development of the site.*
6. *To enhance and support the City's long-range transportation goals.*
7. *To provide a mixture of housing types that support the urgent need for more affordable housing options for the diversifying population of the City of Buellton.*
8. *To cultivate quality architecture and landscape design that enhances the rural community environment.*
9. *To establish a well-connected pedestrian-oriented development that provides opportunities to access the prominently placed park and commercial village with safe and convenient paths from the residential neighborhoods in the plan area and surrounding areas.*
10. *To ensure that buildings are well designed and complement the quality and character of architecture as described in the City of Buellton's Community Design Guidelines.*
11. *To create a unique inviting commercial village that acts as a draw both locally and regionally with a hotel use, while complementing and not competing with the existing uses in downtown Buellton off of Avenue of Flags.*
12. *To design the plan area to fit efficiently into the site and create a smooth transition to the Thumbelina neighborhood along the eastern edge.*

*In fulfilling the goals and objectives of the Specific Plan, there are many issues that the Specific Plan must address. Key among these are:*

- a) *the aesthetic impacts of a large scale urban development,*
- b) *the successful integration of the pedestrian into the site plan,*
- c) *the provision of adequate vehicular circulation and parking while providing safe and pleasant circulation opportunities for the pedestrian and bicyclist,*
- d) *the impact on adjacent intersections and roadways from the increased traffic volumes,*
- e) *the enhancement of alternative transportation in the area,*
- f) *the integration of the proposed uses with surrounding uses,*
- g) *reducing the impact of noise, traffic, and visual disturbance upon the surrounding residential development.*

#### Retail Site Goals and Objectives

*The Commercial component of the Land Use Plan is designed to fill a need for a variety of shopping options that deliver the opportunities and benefits of larger scale retailers, within a pedestrian oriented village. This component is particularly beneficial to the community by generating tax revenue. In addition, these retail stores provide affordable goods and services that are often difficult to come by in smaller rural communities. In*

*summary, the purpose of this land use designation is to add value to the community by diversifying retail activities, respecting the character and scale of Buellton, and complementing the more intimate commercial scale envisioned for Avenue of Flags. In short, a destination commercial center with community-based shopping, restaurants, and other retail uses that offers quantity, diversity and quality.*

*6. The design and layout of the development shall be consistent with the small, rural community image the City of Buellton would like to preserve. This shall be achieved by the architectural theme and minimizing the size scale and bulk of the buildings through appropriate design.*

*8. The design and layout of the development shall cultivate positive architectural and landscape views from off-site, particularly from Highway 246 and McMurray Road.*

*11. The commercial area will also be adequately buffered from proposed adjacent residential development on site with a combination of a masonry wall and/or adequate landscaping.*

*12. Commercial service deliveries for various components of the development shall be appropriately regulated so as to minimize impact to adjacent residential development.*

*13. The design and layout of development shall provide the maximum opportunity for pedestrian access throughout the site in a manner that minimizes conflicts with vehicular traffic.*

*14. A well connected system of paths shall be integrated throughout the site to provide safe and convenient pedestrian access between the proposed land uses, particularly from the proposed residential units to the prominently placed parks and commercial village area.*

*16. Gathering places such as plazas and outdoor spaces in front of restaurant uses shall be located in the commercial area and well connected by a system of pedestrian paths that meander through the site.*

*17. In order to promote a pedestrian friendly environment, drive-through facilities shall be prohibited unless it can be shown that the air quality impacts of the drive-through facility are less than those without the drive-through component. In addition, a drive-through facility may only be permitted if it does not interfere or conflict with the pedestrian nature of this area as determined by the Planning Commission. (Please note that the applicant has reduced the number of drive-thru lanes from three to two)*

#### Land Use/Outdoor Storage

Tractor Supply Company would fall into the "Home Improvement/Building Material Store" land use from the specific plan. This type of use is allowed subject to approval of the development plan.

Tractor Supply Company proposes the outdoor display of merchandise under the eaves and canopy of the building as shown in Attachments 2 through 4. However, outdoor display of merchandise is not listed as a permitted or conditional use in the specific plan. If the Planning Commission allows this outdoor display, then they must approve a

conditional use permit as allowed under the “Other Uses” section of the specific plan. Please note that existing retail businesses in the City are allowed some outdoor display of merchandise underneath the eaves of the building.

The applicant will be preparing detailed plans for resubmittal of the project after this meeting in response to the November 2011 incomplete letter. The Planning Commission will be shown the detailed plans within 30 days of the resubmittal of the revised project.

### **RECOMMENDATION**

That the Planning Commission receive a presentation from the applicant and provide comments and direction on the concept plans, taking into account the following:

- Does the revised project in its entirety comply with the required goals and objectives of the specific plan?
- Is the outdoor display area acceptable?

### **ATTACHMENTS**

- Attachment 1 – November 2011 Incomplete Letter
- Attachment 2 – Concept Site Plan F
- Attachment 3 – Architectural Elevations
- Attachment 4 – Canopy Section



# City of Buellton

PLANNING DEPARTMENT

November 18, 2011

Mr. Ted Moore  
 TJ Partners, LLC  
 407C Bryant Circle  
 Ojai, CA 93023

**RE: DETERMINATION OF APPLICATION INCOMPLETENESS**  
 Crossroads Center at the Village, 11-FDP-02, 11-CUP-02, TPM 31055  
 APN 137-090-045 (portion)

Dear Mr. Moore:

Thank you for your submittal of October 18, 2011, regarding the proposed Crossroads Center at the Village project located within the retail area of the Village Specific Plan. I have circulated your plans for review by appropriate staff and the following are the comments for your consideration. Several items need to be addressed before we can formally accept your application as complete.

### General Comments

- Conceptual floor plans shall be included for all buildings.
- The master tentative map (TTM 31052) shall be recorded and the associated public improvements completed prior to issuance of the building permit for this project.
- The wall along the east property line is required, per the Specific Plan, to be completed in its entirety as part of this development. Clearly show this on the plans.
- The name "Buellton-Santa Ynez Road" is no longer used. Eliminate that reference on all plans and simply call the road State Route 246.
- The agreement with the service station to allow the walls to be removed and to allow joint access shall be recorded prior to issuance of the grading permit.
- This project will be required to underground the overhead utility lines along the east property line, or submit \$160,000 to the City of Buellton for use in enhancing the Village Specific Plan property. The \$160,000 shall be submitted prior to the pouring of foundations for this project.
- Provide documentation that delivery trucks are able to make the turning movements for deliveries to the market. This shall include a route of travel.
- A description of the parking requirements once the parcel lines are created shall be provided. Will the parking be stand alone or reciprocal?

- We would suggest identifying potential restaurant spaces to include with the conditional use permit at this time. It would not be set in stone but would preclude having to go through the use permit process as tenants come in.

### Site Plan Comments

The site plan, and other plans that are affected, shall be revised as follows:

- Note the material of the CMU walls. The walls shall be decorative block and called out as such. The wall shall not continue across the park property.
- The (E) Parcel Lines noted are not existing at this time. Show the proposed parcel lines of both TTM 31052 and TPM 31055.
- A bus stop shall be provided along Highway 246.
- Pursuant to the Specific Plan, the site should be pedestrian oriented. Three drive-through buildings do not meet the intent of the specific plan in this regard. The Planning Commission concurs with this determination. At minimum, eliminate one drive-through lane and provide justification for having the drive-through lanes in light of the Specific Plan requirements.
- The development should also include bicycle facilities such as bicycle racks/boxes. The site plan does not show any designated areas that may accommodate such facilities. Provide a bike rack on Pad #1.
- A larger, more usable plaza area shall be created. The plaza proposed is too linear. Provide tables and benches.
- The drive-through and parking areas shall be partially screened through the use of landscaping and berms along the public street frontages. Clearly show this on the plans.
- The trash enclosures shall meet the requirements of our solid waste provider, Marborg Industries. Please provide confirmation in writing that the location and design of the trash enclosures are acceptable to Marborg. The architectural design of the enclosures shall be noted and shall conform to the requirements of the Community Design Guidelines.
- Wherever possible, tree planting areas shall be a minimum of 8 feet. If that cannot be accomplished then suitable root barriers shall be installed.
- Per the Community Design Guidelines, walkways between buildings and all other pedestrian connections in the driveway areas shall be made of textured paving.
- Per the Community Design Guidelines, outside employee break areas are required. These may be incorporated into the larger plaza area with seating and shade.
- Eliminate the opening to the main parking lot that is located at the main entrance to the site. It is located too close to the entrance and not conducive to pedestrians accessing the site from the sidewalk on Highway 246.
- Consider the use of permeable pavement in some portions of the less travelled parking spaces (such as those east of the market).
- Per the Community Design Guidelines, all transformers that are not placed underground shall be well screened and located in the rear or side-yard area. The transformers located near Pad 1 and Building C will need to be relocated.

- All sidewalks that adjoin a parking space shall be a minimum of 6 feet wide to accommodate vehicle overhand and still meet ADA accessibility.
- The design of the entry area from the proposed park to the site needs enhancements to be more attractive and inviting.
- The sidewalk along Highway 246 shall continue up the entrance driveway to allow access to Pad #1.

#### **Lighting Plan Comments**

- All lights shall be night sky friendly and directed downward. This includes all lights associated with the signage.
- The parking lot and building lights shall be decorative and compliment the design of the buildings. The parking lot lights proposed are not acceptable. Lights shall have a maximum height of 25 feet per the Community Design Guidelines.
- The photometric plan shall show the spillover to the residences to the east.

#### **Landscape Plan Comments**

- The trees along the east property line shall be 24 inch box trees per the Specific Plan. Note this on the plan.
- Wherever possible, tree planting areas shall be a minimum of 8 feet. If that cannot be accomplished then suitable root barriers shall be installed.
- Clearly indicate the drought tolerant species that are proposed as part of the development.
- Per the Community Design Guidelines, the trees along Highway 246 shall be 24 inch box size and noted as such on the plans.

#### **Architectural Elevation Comments**

- The color scheme and color board materials are acceptable.
- While the color renderings are beneficial and shall be kept in the plans, line drawing detail sheets of the elevations shall be provided. These detail sheets shall specifically call-out the various architectural features proposed as part of the Mission Revival style of architecture in order to verify compliance with the Community Design Guidelines.
- Are the McDonald's signs shown on the plans part of the master sign program? If so, they need to be included. Otherwise, they need to be removed from the elevations.

#### **Sign Program Comments**

- The Municipal Code requires Planning Commission approval for signage exceeding 400 square feet. This project would exceed that total.
- On page 8, Item 9, remove balloons and any references to inflatable devices. They are not permitted.

- On page 10, Major Tenant Signs, what is the square footage limitation of these tenants? Also, National Identification Signs should not conflict with the overall architectural style and colors of the project and may need to be modified accordingly.
- On page 11, Shop Tenant Signs, what is the difference between primary and secondary signs? That is not spelled out. In addition, a maximum of 500 square feet of signage per tenant is excessive. Eliminate primary and secondary signs and just state that 1.5 square feet of sign area per linear foot is permitted up to a maximum of 200 square feet.
- Clearly note whether the square footage totals per tenant are included as part of the pylon and monument signs. The Municipal Code allows these to be in addition to the building signage square footage requirements.
- The Commission would like to see additional design details of the actual signs included in the sign program. The use of exposed neon lighting should be clearly identified. Some photo examples of allowed signage would assist in the review of the sign program.

#### Tentative Parcel Map Comments

The proposed tentative map shows the division of the property into five parcels. This typically requires that a tentative and final map be processed. However, the Planning Commission can review TPM 31055 as a tentative parcel map under the parcel map exception regulations of the subdivision map act (Section 66426(c)).

#### Fire Department Comments

- Fire Department comments are attached and shall be addressed in your resubmittal.
- Per the Specific Plan, a Fire Protection Master Plan shall be prepared and included with the next submittal for approval by the Fire Department.

#### County Building Division Comments (Beth Brooke 805-934-6250)

- The final soils report shall include a liquefaction probability conclusion.
- Provide the location of the restrooms serving each building.
- Provide an accessible parking space for Pad #1.
- A geologic report may be required upon submittal of the building plans.

#### Caltrans Comments

Comments from Caltrans are attached and shall be addressed in your resubmittal.

### Environmental Review

- Rincon Consultants will be preparing an air quality analysis to verify that the emissions from the drive through are the same or less than those without the drive through. If the results show that the emissions are greater with the drive through, then the City cannot support the drive through lanes per the Municipal Code and Village Specific Plan. A deposit of \$5,389 is now due to cover the cost of this analysis. The report can be completed within 10 days of payment.
- An acoustical study shall be provided to ensure that any noise associated with the activities of Building B do not exceed the City's noise thresholds so as not to impact the residents to the east.
- It appears that the project and its environmental impacts are adequately addressed in the environmental document prepared for the Village Specific Plan. Therefore, no further environmental review will be required. All mitigation measures from the Village Specific Plan will be included as conditions of approval.

### Planning Commission Comments

The following comments made by the Planning Commission on November 17, 2011, need to be considered in your project design. If a design change cannot be made, please respond in writing describing the reasons the change is not feasible.

- The Specific Plan requires that no more than 15%, or 7,325 square feet, of the building square footage be devoted to non-taxable sales. Based on the plans, a 25,000 market (most sales are non-taxable) would bring the non-taxable sales floor space up to 50%. However, per the Specific Plan, the Commission through the conditional use permit may allow this increase if it benefits the community. The Commission is concerned about the amount on non-taxable space proposed as part of this project. Provide an analysis showing the benefits of the market to the community including any secondary financial benefits.
- Some Commission members are concerned about allowing another fast food restaurant on the site as the community believes the City has enough fast food outlets. In addition, they are concerned that relocating McDonald's will not generate any additional tax revenue and will leave the City with a vacant site. The Commission does have the ability to approve the final development plan for the project as a whole but to deny the conditional use permit for the fast food restaurant.
- The Commission had concerns regarding the noise associated with the drive-through of Building B on the adjoining residences. They are requesting an acoustical analysis.
- The Commission concurs, that per the Specific Plan, the site should be pedestrian oriented. Three drive-through buildings do not meet the intent of the specific plan in this regard. At minimum, one drive-through lane should be eliminated. However, justification for the drive-through lanes shall be provided for consideration by the Commission.

### City Engineer Comments

- Please provide a wastewater load analysis so that Public Works may evaluate any capacity constraints. Modifications to public sewer facilities due to the impacts of development may be required and will be the responsibility of the development.
- A Public Easement is to be dedicated along the property line, north of the existing service station. This is to facilitate public access and integration of traffic flow with the service station. The configuration of a drive-thru lane through this area is inconsistent with the Specific Plan.
- It is Public Works preference to not have public utilities interspersed through the development. A public main line for water or sewer may be proposed through the rear of the commercial buildings, with private laterals connected to service the individual buildings. The public main lines should traverse behind the buildings for easier access for maintenance purposes. Storm drain systems outside of the public road right-of-way shall be shown as private.
- The City must now comply with the stormwater permit. While the Specific Plan was approved prior to this requirement, it is *strongly encouraged* that the site design includes various forms of Low Impact Development, including the use of diversion of run-off to landscaped areas prior to discharge into the storm drain system, inverting landscaped areas to retain run-off instead of raised landscaped areas. The plans do show a bio-swale along the southerly limits of the project. It is recommended that similar design be utilized throughout the development. It is recommended that permeable pavement be utilized in overflow parking areas such as the lot east of the proposed Market and permeable pavers be utilized in walkways and plaza areas.
- A development specific hydrology and hydraulic report shall be submitted with the grading application.
- An updated soils report shall be submitted with the grading application. The geotechnical engineer will also be required to sign grading plans prior to grading permit.

### Miscellaneous

- Digital copies of the revised plans shall be submitted. Digital copies shall be in both pdf and AutoCadd formats.
- Story Poles and Modeling – For all projects that exceed 25 feet in height, story poles shall be erected on the project site no later than 30 days before the first public hearing on the project and shall remain in place until a final decision is made on the project. A surveyor or registered civil engineer may be required to certify in writing to the City that the story poles are properly located and reflect proposed heights. A scale model, a three dimensional computer graphic presentation, or a three dimensional graphic rendering shall be provided at the public hearings for the project. Said model or graphic presentations shall include structures on all surrounding properties. The City Council may waive the requirement for story poles, scale models, or graphic presentations upon a written request to the City Council

demonstrating that these items would not provide clarification for review of the project.

Based on the above comments, please resubmit the following in order to complete processing of your application:

1. 10 copies of a complete revised set of plans, folded to an 8 ½" by 11" size, plus 8 ½" by 11" reductions of these plans and digital copies (pdf and AutoCadd).
2. The environmental review fee of \$5,389.
3. All additional materials requested in this letter.

Please call me if you have any questions.

Sincerely,



Marc P. Bierdzinski, AICP  
Planning Director

cc: Project File  
John Franklin  
Rose Hess, MNS Engineers  
John Kunkel, City Manager

Enclosures

**Fire Department**  
"Serving the community since 1926"

Michael W. Dyer  
Fire Chief  
County Fire Warden

Christian J. Hahn  
Deputy Fire Chief



HEADQUARTERS

4410 Cathedral Oaks Road  
Santa Barbara, CA 93110-1042  
(805) 681-5500 FAX: (805) 681-5563

November 4, 2011

Ms. Angela Perez  
Assistant Planner  
City of Buellton  
PO Box 1819  
Buellton, CA 93427

**DRAFT**

Dear Ms. Perez:

**SUBJECT:** APN: 137-090-045; Permit #: 11-FDP-02, 11-CUP-02  
Site: HWY 246 and McMurray Road  
Project Description: Final Development Plan and Condition Use Permit

The above project is located within the jurisdiction of the Santa Barbara County Fire Department. To comply with the established standards, we submit the following with the understanding that the Fire Protection Certificate application may involve modifications, which may determine additional conditions.

Fire Department staff has reviewed the above referenced project and has no development conditions to place on the Final Development Plan or the Conditional Use Permit as presented at this time.

The Fire Prevention Division must be notified of any changes to the project proposal. Further intensification of use or change in the project description may cause additional conditions to be imposed.

**PRIOR TO CONSTRUCTION  
THE FOLLOWING CONDITIONS MUST BE MET**

1. A Fire Protection Certificate will be required.
2. Stop work immediately and contact the County Fire Department, Hazardous Materials Unit if visual contamination or chemical odors are detected while implementing the approved work at this site. Resumption of work requires approval of the HMU.
3. All access ways (public and private, road and driveways) shall be installed and made serviceable.
  - o Access shall be as shown on plans dated October 10, 2011.

*Serving the cities of Buellton, Goleta and Solvang and the Communities of Casmalia, Cuyama, Gaviota, Hope Ranch,  
Los Alamos, Los Olivos, Mission Canyon, Mission Hills, Orcutt, Santa Maria, Sisquoc, Vandenberg Village*

November 4, 2011

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- Access ways shall be unobstructed and extended to within 150 feet of all portions of the exterior walls of the first story of any building.
  - A minimum of 13 feet, 6 inches of vertical clearance shall be provided and maintained for the life of the project for emergency apparatus access.
4. Signs indicating "Fire Lane - No Parking" shall be placed every 150 feet or as required by the fire department. Refer to Appendix D of the 2007 California Fire Code Section D 103.6.

**PRIOR TO VERTICAL CONSTRUCTION OF STRUCTURES  
THE FOLLOWING CONDITIONS MUST BE MET**

5. Eight fire hydrants shall be installed. Fire hydrant(s) shall be located per fire department specifications and shall flow 1250 gallons per minute at a 20 psi residual pressure. Plans shall be approved by the fire department prior to installation.
6. Existing area fire hydrants shall be upgraded (to be identified by fire department). . Upgraded shall flow 1250 gallons per minute at a 20 psi residual pressure. Plans shall be approved by the fire department prior to installation.

**PRIOR TO OCCUPANCY CLEARANCE  
THE FOLLOWING CONDITIONS MUST BE MET**

7. An interior automatic fire sprinkler system shall be installed. Plans shall be approved by the fire department prior to installation.
8. An automatic fire or emergency alarm system shall be installed. Plans shall be approved by the fire department prior to installation.
9. Portable fire extinguishers are required. Plans shall be approved by the fire department prior to installation.
10. A recorded address(s) is required. The fire department shall determine and assign all address numbers and shall issue such numbers to property owners and occupants.
11. Building address numbers shall be posted as required by fire department.
12. A Knox Box entry system shall be installed. Plans shall be approved by the fire department prior to installation.
13. Payment of development impact fees is required. The fees shall be computed on each new building, including non-habitable spaces.

Fees will be calculated as follows:

- Mitigation Fee at \$.10 per square foot for structures with fire sprinkler systems

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These conditions apply to the project as currently described. Future changes, including but not limited to further division, change of occupancy, intensification of use, or increase in hazard classification, may require additional mitigation to comply with applicable development standards in effect at the time of change.

As always, if you have any questions or require further information, please telephone 805-681-5523 or 805-681-5500.

In the interest of life and fire safety,

Dwight Pepin, Captain  
Fire Prevention Division

DP:mkb

c Buellton Water Department, PO Box 1819, Buellton 93427



*Flex your power!  
Be energy efficient!*

## DEPARTMENT OF TRANSPORTATION

50 HIGUERA STREET  
SAN LUIS OBISPO, CA 93401-5415  
PHONE (805) 549-3101  
FAX (805) 549-3329  
TDD (805) 549-3259  
<http://www.dot.ca.gov/dist05/>

November 16, 2011

Angela Perez  
City of Buellton Planning Director  
PO Box 1819  
Buellton, CA 93427

Subject: Crossroads Center at the Village Transmittal dated October 20, 2011

Dear Ms. Perez:

Thank you for the opportunity to review the transmittal and the attached plan sheets. Caltrans provides the following comments:

1. Hydraulics and associated infrastructure. Caltrans issued an encroachment permit to "The Village" developer in 2008 (permit #0508 6CD0633). It appears that no work has been accomplished, however, the permittee has paid extension fees to keep the permit active. Part of this permit included work and upgrade to drainage facilities and infrastructure. It must be clear that no other work within the right of way and related to this project, or part thereof, will be approved.

As lead agency, please encourage the applicant to accomplish the required work.

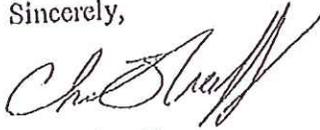
2. Conceptual Geometrics – right in/right out driveway. The distance between the driveway apron and the drive through lane is short. The distance between the drive through lane entrance and the ordering menu appears to have a 2.5 to 3 vehicle capacity. There could be stacking and queuing conflicts at this point of the parking lot. What conditions are in place that will prevent spillback onto SR 246?
3. Conceptual Geometrics – right in/right out driveway. It is not clear if the plan sheet is depicting a raised or painted traffic control device at this entrance point.
4. These comments are based on initial impressions of the transmittal. Greater scrutiny will occur when the applicant makes application for a Caltrans encroachment permit. There may other items which will require to be added or modified.
5. Caltrans' correspondence of August 20, 2008 requested the following traffic information: "With respect to the project's TIA, specifically 2006 and 2007, Caltrans staff requests to review the electronic synchro files for the analyzed intersections on SR 246. Those files can be electronically sent to [frank.boyle@dot.ca.gov](mailto:frank.boyle@dot.ca.gov)." To date, those files have not been received. Prior to further review of proposed geometrics and prior to the issuance of an encroachment permit, Caltrans will need to receive and review those files.

Angela Perez  
November 16, 2011  
Page 2

6. Lastly, please ensure that Caltrans' correspondence of August 20, 2008 remains readily available within the City's project files. Caltrans' intent regarding matters of traffic operations and safety should remain foremost in the institutional memory of the lead agency.

If you have any questions regarding these comments, I can be contacted at (805) 549.3632.

Sincerely,



Chris Shaeffer  
Caltrans District 5  
Development Review

Cc: L. Newland  
P. McClintic  
F. Boyle  
P. Hendrix

## DEPARTMENT OF TRANSPORTATION

50 HIGUERA STREET  
SAN LUIS OBISPO, CA 93401-5415  
PHONE (805) 549-3101  
FAX (805) 549-3329  
TDD (805) 549-3259  
<http://www.dot.ca.gov/dist05/>



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August 20, 2008

Marc Bierdzinski, AICP  
City of Buellton Planning Director  
PO Box 1819  
Buellton, CA 93427

SB-246-26.37

Subject: The Village Master Tentative Tract Map

Dear Mr. Bierdzinski:

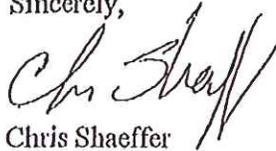
Thank you for the opportunity to review the subject project traffic studies and the City's General Plan update traffic study. As a follow up to our meeting on July 14, 2008 at your offices and after review of the project TIAs, the Department provides the following comments and requests.

1. Caltrans will support one right in / right out only driveway and one full service driveway fronting State Route 246. In the event the project is approved and constructed, Caltrans staff will monitor the road segment of SR246 fronting the project. If in the engineering judgment of Caltrans staff post-project traffic patterns result in operational or safety problems, Caltrans will consult with the City in order to determine an appropriate solution for remedy. There may be more than one solution, not the least of which may be to install a raised median or worm configuration through the TWLTL that may prohibit many or all turning movements between McMurray Road and Freear Way.
2. With respect to the project's TIA, specifically 2006 and 2007, Caltrans staff requests to review the electronic synchro files for the analyzed intersections on SR 246. Those files can be electronically sent to [frank.boyle@dot.ca.gov](mailto:frank.boyle@dot.ca.gov).
3. Caltrans staff requests a copy of the complete hydraulic / drainage analysis for the project. The project should be conditioned so as to prevent additional flows from entering Caltrans' hydraulic facilities. These facilities are sized to accommodate known conditions. Additional, development related flows may require modifications to the facilities. These modification would be the responsibility of the development.
4. There is no information provided regarding transit or bike lane enhancements.

If you have any questions regarding these comments, I can be contacted at (805) 549.3632.

Marc Bierdzinski, AICP  
August 20, 2008  
Page 2

Sincerely,

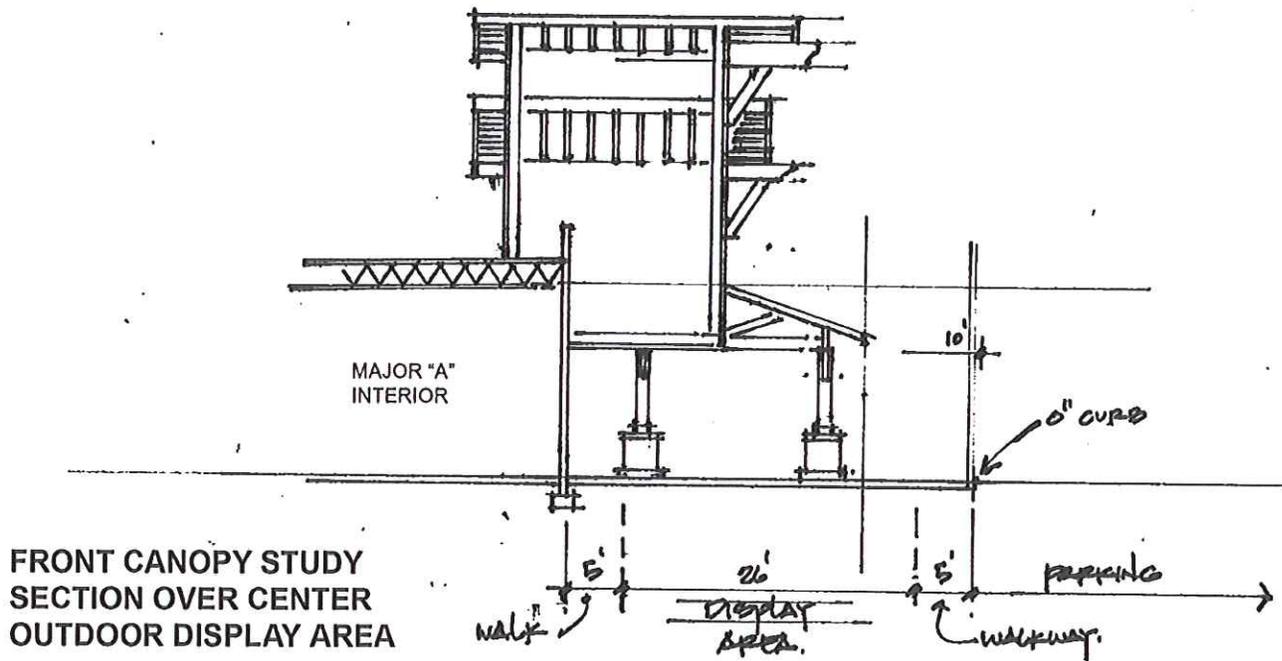
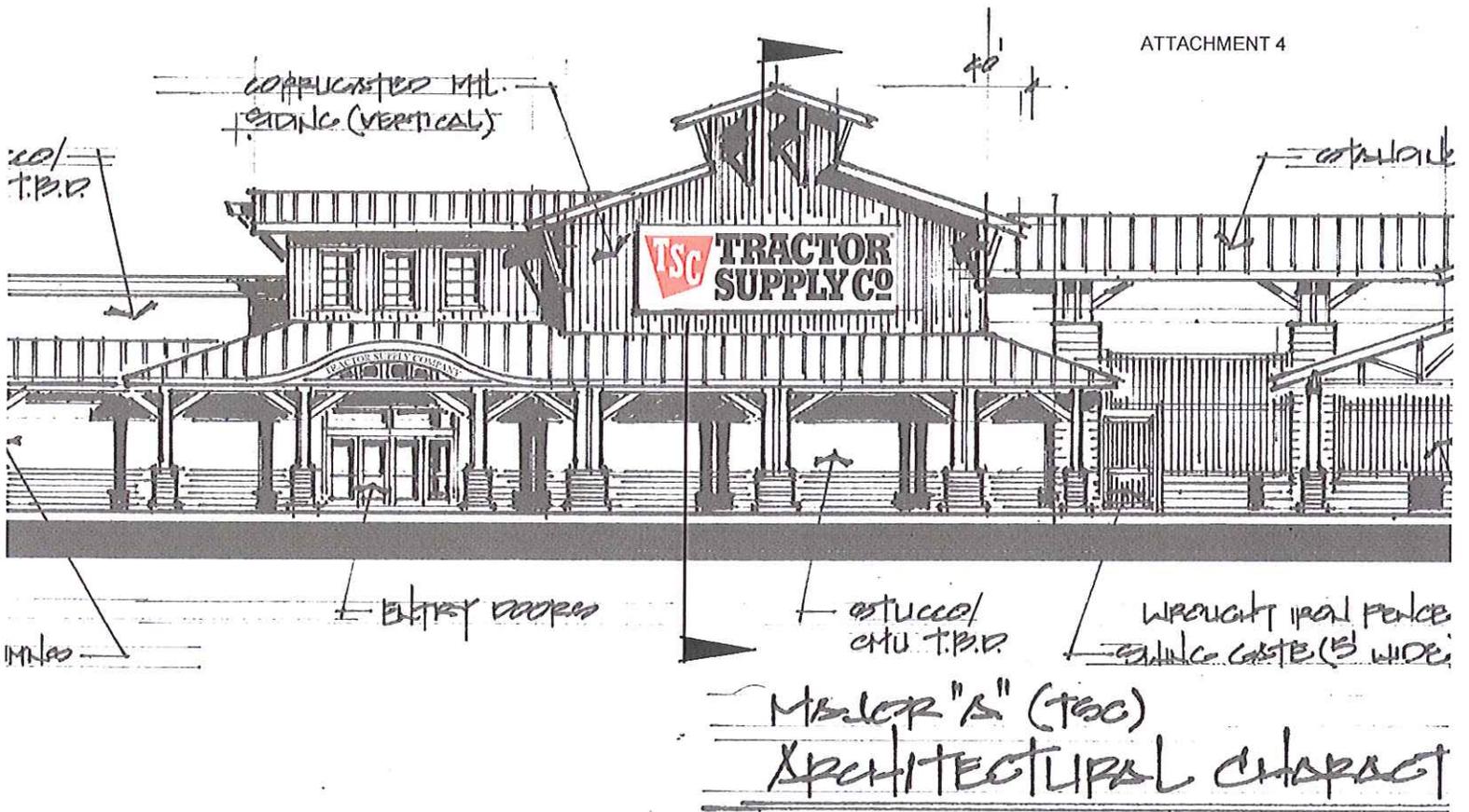


Chris Shaeffer  
Caltrans District 5  
Development Review

Cc: L. Newland (D5)  
L. Wickham (D5)  
P. Mcclintic (D5)  
F. Boyle (D5)







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**Buellton, CA**

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