



# CITY OF BUELLTON

## PLANNING COMMISSION AGENDA

**Regular Meeting of September 1, 2016 – 6:00 p.m.  
City Council Chambers  
140 West Highway 246, Buellton, California**

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

### **CALL TO ORDER**

Chair Foster Reif

### **PLEDGE OF ALLEGIANCE**

Commissioner Dunstan

### **ROLL CALL**

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

### **REORDERING OF AGENDA**

### **PRESENTATIONS**

None

### **APPROVAL OF MINUTES**

#### **1. Minutes of the regular Planning Commission meeting August 4, 2016**

### **PUBLIC COMMENTS**

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

### **CONSENT CALENDAR**

None

### **CONTINUED PUBLIC HEARINGS**

None

## **NEW PUBLIC HEARINGS**

**None**

## **OTHER BUSINESS**

### **2. Conceptual Review of the “ARCO AM-PM Station” Project**

## **WRITTEN COMMUNICATIONS**

## **PLANNING COMMISSIONER COMMENTS**

## **PLANNING DIRECTOR REPORT**

## **ADJOURNMENT**

To the next regularly scheduled Planning Commission meeting of Thursday, September 15, 2016 at 6:00 p.m. in the Council Chambers located at 140 West Highway 246.

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

# CITY OF BUELLTON

## PLANNING COMMISSION MEETING MINUTES

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

### **CALL TO ORDER**

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

### **PLEDGE OF ALLEGIANCE**

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

### **REORDERING OF AGENDA**

None

### **PRESENTATIONS**

None

### **APPROVAL OF MINUTES**

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

##### **MOTION:**

Chair Reif moved and Commissioner Padilla seconded the motion to approve the Minutes of July 21, 2016

**VOTE:**

Motion passed by 4-0 voice vote with abstention by Vice Chair Mercado due to his absence from the meeting.

**PUBLIC COMMENTS**

None

**CONSENT CALENDAR**

None

**CONTINUED PUBLIC HEARINGS**

None

**NEW PUBLIC HEARINGS**

None

**OTHER BUSINESS**

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

**RECOMMENDATION:**

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

**DOCUMENTS:**

Planning Department Staff Report with attachment (Vicinity Map, Civil, Architectural, Landscape, Lighting plans)

**STAFF REPORT:**

Assistant Planner Andrea Keefer presented the staff report and provided staff's initial comments on the proposed project.

**SPEAKERS/DISCUSSION:**

Sid Goldstien, Project Engineer, described the project and distributed a map and photos of the area to the Commission. He stated that he will make the necessary changes requested in the incomplete letter.

David Goldstien, Architect, explained access and parking and stated he will consider comments from the design review.

The Commission discussed the following issues:

- circulation and traffic concerns

- fencing on the east side of the site not necessary, parking lot lighting will provide additional security
- add a design element to the east elevation to break up the space
- provide recycling bins in addition to trash receptacles
- provide solar power

Billy Ames, General Contractor, questioned the architecture on the Albertson's building and was told by Mr. Bierdzinski that Albertson's was constructed before the Community Design Guidelines were adopted. He asked for guidance on improving the east elevation.

Larry Bishop, 511 Sycamore Drive, encouraged the applicant to provide green building components such as solar energy, permeable pavement and recycling bins inside the facility.

Kelly Leshner, Applicant, stated the building will be equipped with solar energy and recycle bins will be provided.

The Commission spoke in favor of the proposed project and look forward to the submittal of the final development plan.

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

#### **RECOMMENDATION:**

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

#### **DOCUMENTS:**

Staff report with attachments as listed as listed in the staff report.

#### **STAFF REPORT:**

Contract City Planner Irma Tucker presented the staff report.

#### **SPEAKERS/DISCUSSION:**

Contract Planner Tucker provided additional clarification and referenced comments from an email sent by Larry Bishop. She stated parks and public art could be included in the development incentives.

The Commission provided comments on the following topics from the staff report:

- Topic 2-d; suggested more specific language
- Topic 3-a; clarify that housing projects would not be allowed at the street level fronting the Avenue of Flags
- Topic 3-bc&d; make the language more understandable and specific
- Topic 3-g; present options to City Council considering an additional service station on the north end of the Avenue of Flags
- The Commission spoke against truck parking on the Avenue of Flags

- Topic 5; Staff stated that the business owners do not want Median 5 removed; options will be presented to the City Council

Mr. Bierdzinski thanked the Commission for their detailed comments on the draft document.

Larry Bishop, 511 Sycamore Drive, emphasized the following issues;

- The need for a public park on or near the Avenue of Flags
- Provide public art, something distinctive to draw visitors
- Provide electric vehicle charging stations

**WRITTEN COMMUNICATIONS**

None

**PLANNING COMMISSIONER COMMENTS**

None

**PLANNING DIRECTOR REPORT**

City Manager Bierdzinski updated the Commission on recent City Council actions and the status of various projects and mentioned several upcoming projects.

**ADJOURNMENT**

Chair Reif adjourned the meeting at 7:30 p.m. to the next regular scheduled meeting of the Planning Commission to be held August 18, 2016 at the City Council Chambers, 140 West Highway 246, Buellton.

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Foster Reif, 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: \_\_\_\_\_  
Planning Commission Agenda Item No:   2  

To: The Honorable Chair and Commission Members

From: Andrea Keefer, Assistant Planner

Meeting Date: September 1, 2016

Subject: Conceptual Review of the “ARCO AM-PM Station” Project

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**BACKGROUND/DISCUSSION**

Deepinder S. Grewal has submitted conceptual plans for a proposed gas station including a two-story building consisting of a convenience store and quick service restaurant on the first floor and offices on the second floor. The project site is located on the northwest corner of the Avenue of Flags at 653 Avenue of Flags, Assessor’s Parcel Number 099-300-017 (Attachment 1 – Vicinity Map). The project site has a zoning designation of CR (General Commercial).

The project description is provided as Attachment 2 and the concept plans are provided as Attachment 3.

This is not an official project submittal. The applicant is seeking initial input and direction from the Planning Commission before plans are drawn and a formal application is submitted. Staff has not reviewed the project for conformance with the Municipal Code at this time since this is a conceptual review only. A conditional use permit will be required for this type of project.

At this time, the applicant is seeking comments from the Planning Commission on their concept plan, and if this type of project has the Commission’s conceptual support. The Commission should consider this project in light of the proposed Avenue of Flags Specific Plan as well. This project is located within the Gateway North District which is designated as a service district for travelers. In light of that, a new gas station could be an appropriate use on that site. In addition, the Commission should also take into account the potential impacts to the adjoining residential uses to the west of the site, including a new drive approach onto Central Avenue.

Please note that if this project moves forward ahead of the Avenue of Flags Specific Plan, this project will not be able to obtain any benefits of the Development Opportunity Reserve or other incentives contained in the Specific Plan.

**RECOMMENDATION**

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

**ATTACHMENTS**

- Attachment 1 – Vicinity Map
- Attachment 2 – Project Description
- Attachment 3 – Concept Plans

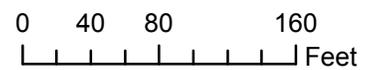


# Attachment 1 - Vicinity Map



**Legend**

-  City Parcels
-  Project Location



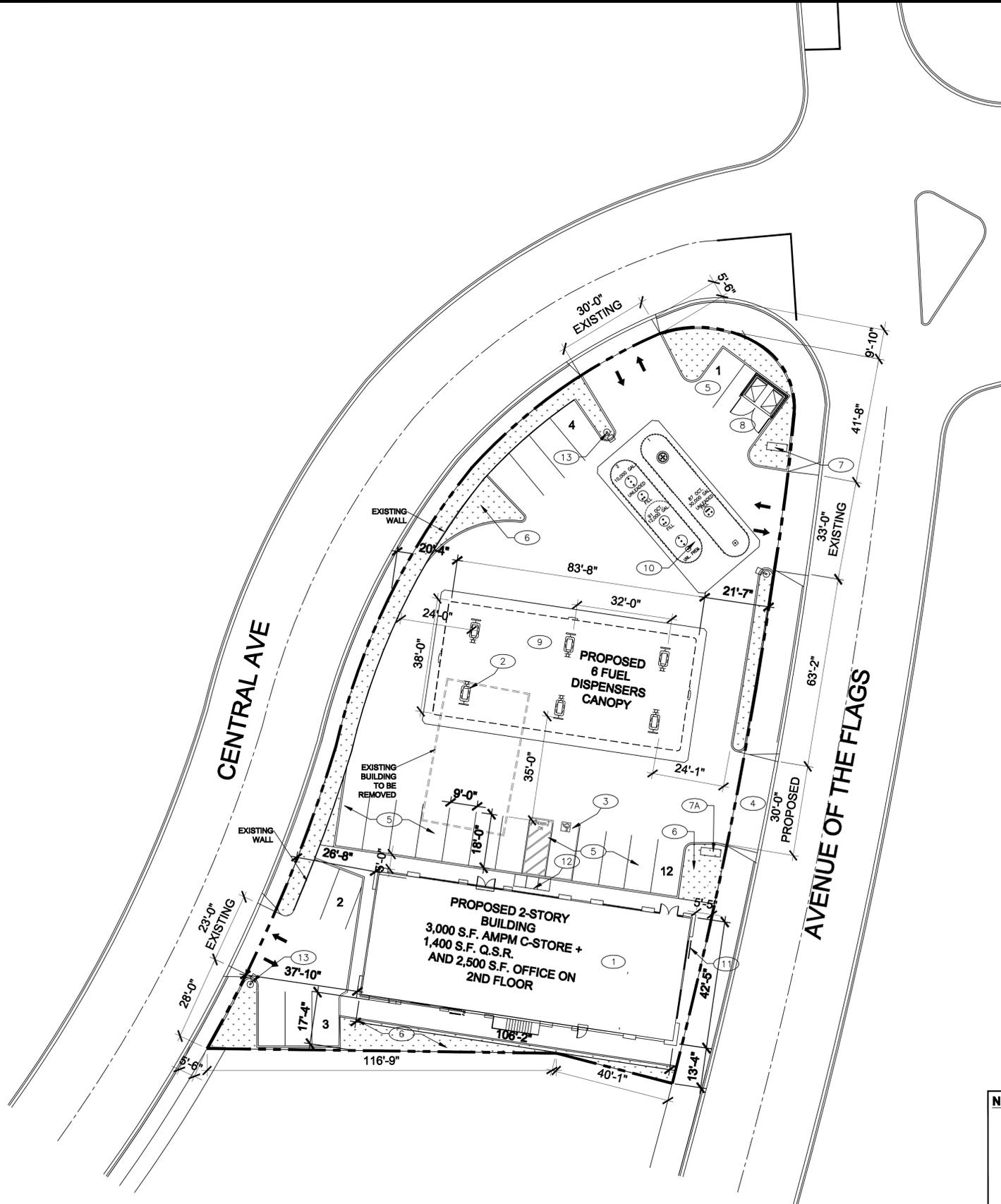
## **ATTACHMENT 2**

### **Proposed Scope of Work**

ARCO Station at corner of the Avenue of Flags and Central Avenue (653 Avenue of Flags)

Existing Building and Canopy to be demolished and replaced with the following:

- New two story building:
  - First floor: Gas Station Convenience store approx. 4,400 sq. ft.
  - Second floor: offices approx. 2,500 sq. ft.
- New Gasoline Canopy with 6 fuel dispensers
- New Landscaping
- New site concrete



1 PROPOSED SITE PLAN  
1"=30'-0"



**NOTE:**  
THIS SITE SKETCH HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, SITE SURVEY OR PRELIMINARY INVESTIGATION WITH THE AUTHORITIES HAVING JURISDICTION. THIS SITE SKETCH IS FOR CONCEPTUAL PURPOSES ONLY AND IS SUBJECT TO SIGNIFICANT CHANGES ONCE THE TITLE REPORT, SITE SURVEY OR PRELIMINARY INVESTIGATION WITH THE AUTHORITIES HAVING JURISDICTION HAVE BEEN REVIEWED.

SITE INFORMATION					
SITE	AREA OF PROPERTY			AREA	
	GROSS AREA			30,291 SQ. FT.	
	DEDICATIONS, EASEMENTS				
	NET BUILDABLE AREA				
GROSS AREA (IN ACRES)			0.6 ACRES		
ZONING			ZONE		
EXISTING					
PROPOSED					
ASSESSORS PARCEL NUMBER					
LANDS	DESCRIPTION		PERCENT	AREA	
	LANDSCAPE REQUIRED		TBD		
	LANDSCAPING PROVIDED (ON-SITE)		12.1%	3,681 SQ. FT.	
STRUCTURES	DESCRIPTION	SIZE	OCC	CONS. TYPE	
	C-STORE	80'-0" x 42'-1"	M	V-B	
	Q.S.R.	26'-1" x 42'-1"	M	V-B	
	OFFICE (2ND FLOOR)	66'-6" x 42'-1"	M	V-B	
	CANOPY	63'-8" x 38'-0"	M	II-B	
TOTAL BUILDING AREA:				10,146 SQ. FT.	
% OF LOT COVERAGE (EXCLUDING CANOPY)		BUILDING AREA	4,466 SQ. FT.	= (14.7 +/- %)	
		NET LOT AREA	30,291 SQ. FT.		
PARKING	DESCRIPTION (REQUIRED PARKING)		RATIO	REQD. #	
	CONVENIENCE STORE TOP OFFICE		1 PER 300 SQ. FT.	24 SPACE(S)	
	TOTAL PARKING SPACES REQUIRED:				24 SPACE(S)
	DESCRIPTION (PROVIDED PARKING)		SIZE	PROVIDED	
	STANDARD (VEHICLE)		9'-0"X18'-0"	21	
ACCESSIBLE SPACE(S)		17'-0"X18'-0"	1		
UNDER CANOPY			12		
TOTAL PARKING SPACES PROVIDED:				34 - SPACE(S)	

KEY PLAN

- 1 NEW AMPM STORE AND Q.S.R. BUILDING
- 2 NEW GASOLINE DISPENSER
- 3 NEW ACCESSIBLE PARKING SPACE.
- 4 NEW DRIVEWAY
- 5 NEW STANDARD PARKING
- 6 NEW LANDSCAPE
- 7 NEW 30" H. POLE SIGN
- 7A NEW 8"-0"H. MONUMENT SIGN
- 8 NEW TRASH ENCLOSURE
- 9 NEW CANOPY W/6-MPDS
- 10 NEW UNDERGROUND GASOLINE TANKS  
CONCRETE SLAB: 7" CONCRETE SLAB W/#3 REBAR @ 18" O.C.  
EACH WAY OVER 8" COMPACT BASE MATERIAL AND GRADE OR PER SOILS REPORT AND RECOMMENDATIONS.  
REINFORCING BARS TO BE NO LESS THAN 2" AND NO MORE THAN 4" FROM SURFACE.
- 11 BICYCLE RACK, 05CL1292 - 5-BIKE RACK (SURFACE MOUNT) BY BARCO
- 12 NEW ACCESSIBLE RAMP, SEE CIVIL DOCUMENTS
- 13 EXTERIOR LIGHT

AGC DESIGN CONCEPT, INC.

28204 Castellano Rd  
Valencia, CA 91355  
Phone: 801.295.1111  
Fax: 801.294.9423

AGC DESIGN CONCEPT, INC.

NEW GAS STATION & OFFICE  
AVENUE OF THE FLAGS AND CENTER AVENUE, BULLTON, CA  
PROPOSED SITE PLAN

NO.	DATE	REVISIONS

consultant job# \_\_\_\_\_

master release date 00-00-00

project exe date \_\_\_\_\_ master drawn by CF

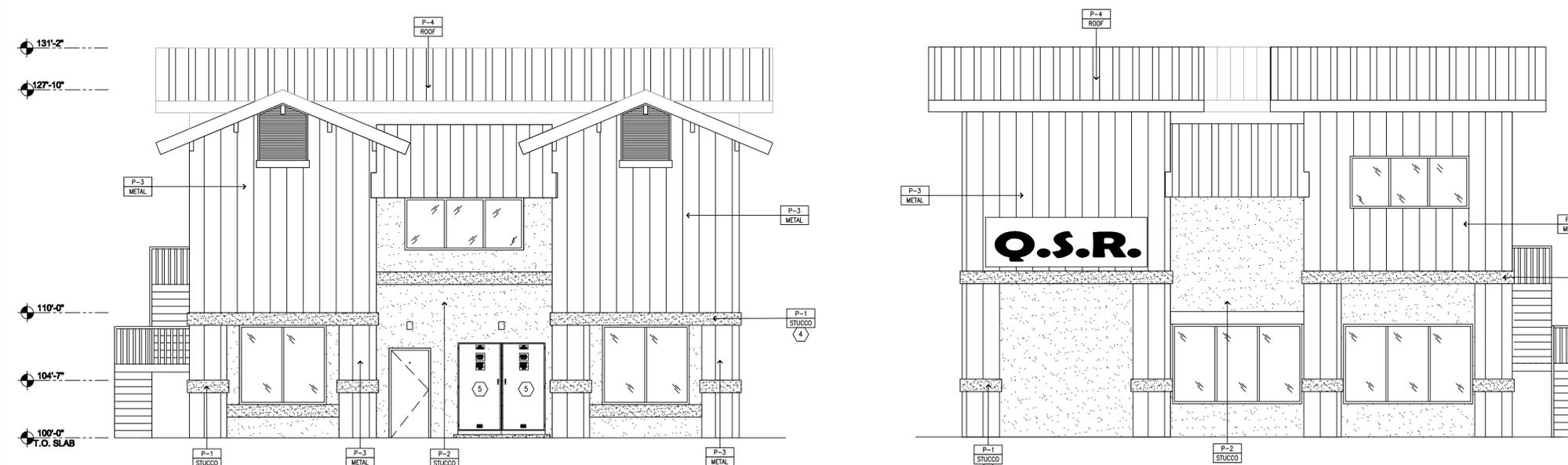
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Facility/Project \_\_\_\_\_

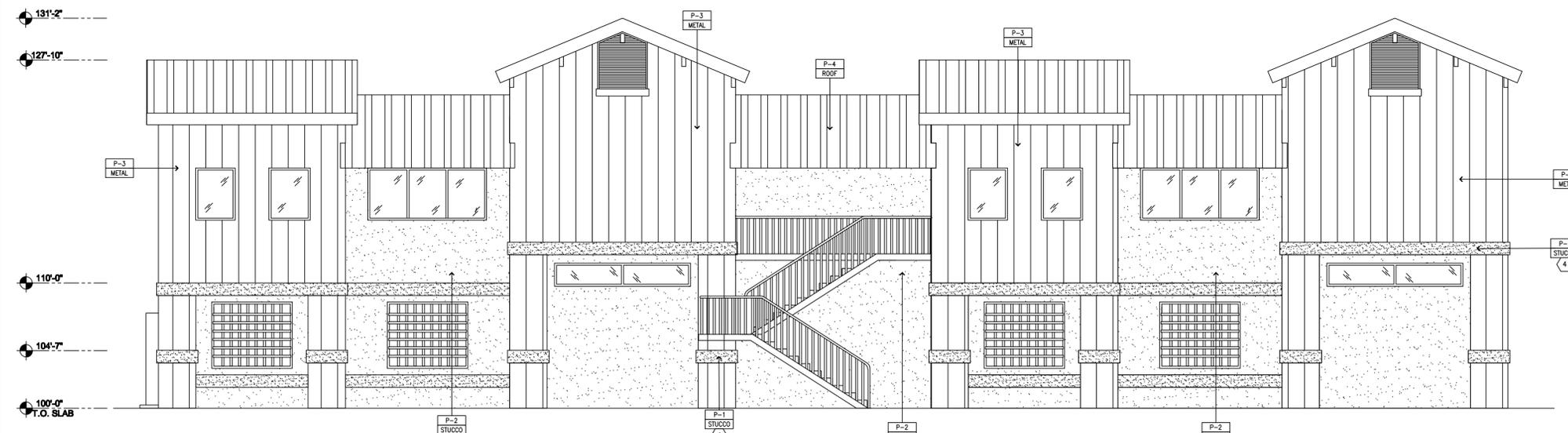
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**1 FRONT ELEVATION**  
3/16/19



**2 SIDE ELEVATION**  
3/16/19



**3 REAR ELEVATION**  
3/16/19

**KEYED NOTES**

- 1 ALUMINUM ENTRANCE AND STOREFRONT SYSTEM,
- 2 WALL MOUNTED LED FIXTURE
- 3 WALL MOUNTED SIGN LIGHTING
- 4 SHOP FORMED PREFINISHED MOLDING
- 5 ELECTRICAL CABINETS
- 6 WOOD TRELLIS

**COLOR LEGEND**

- P-1 DUNN EDWARDS, DE6130, "WOODED ACRE"
- P-2 DUNN EDWARDS DE6128, "SAND DUNE"
- P-3 RUSTIC RED
- P-4 DARK GREY

**MATERIAL LEGEND**

- STUCCO 3/8" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS;  
TEXTURE: FINE SAND FINISH
- METAL METAL PANEL
- ROOF ROOF METAL DECK

AGC DESIGN CONCEPT, INC.  
  
 28204 Comellation Rd  
 Vallejo, CA 94385  
 Phone: 861.295.1111  
 Fax: 861.294.9423

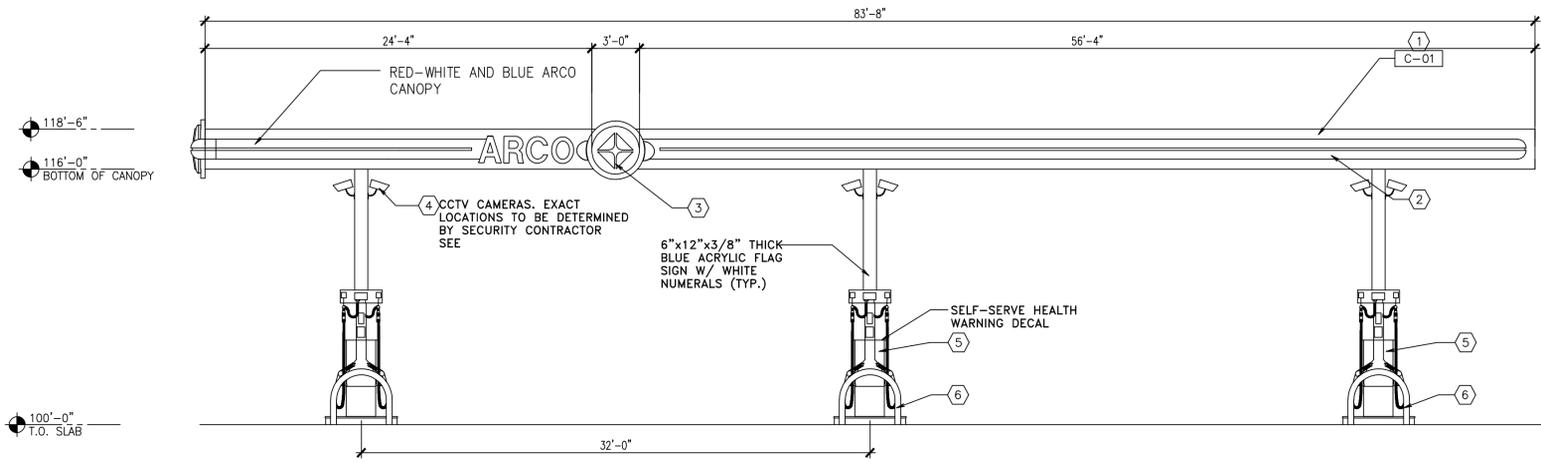
NO.	DATE	REVISIONS	BY

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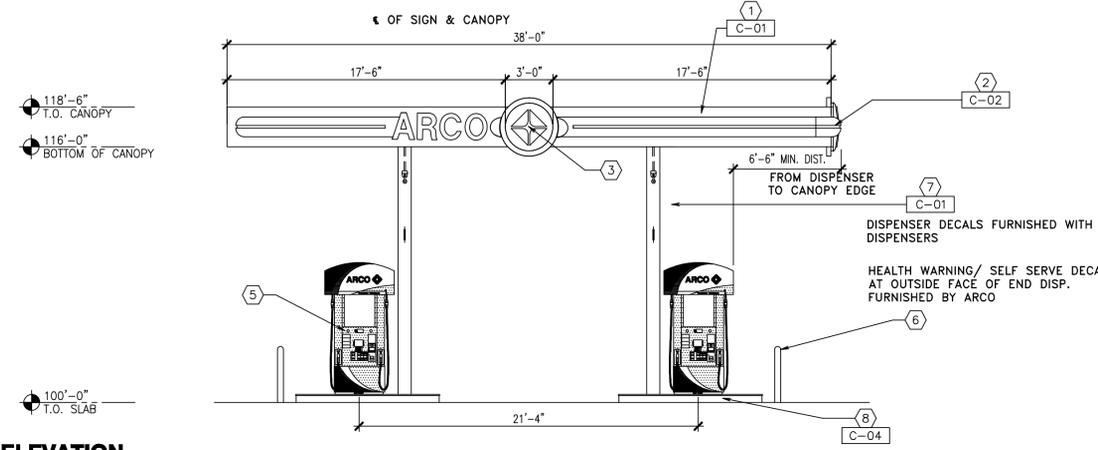
**NEW GAS STATION & OFFICE**  
 653 AVENUE OF THE FLAGS  
 BUELLTON, CA  
**PROPOSED ELEVATIONS**

consultant job# \_\_\_\_\_  
 master release date \_\_\_\_\_  
 project exe date \_\_\_\_\_ master drawn by CF  
 Filename AGC-462  
 Facility/Project \_\_\_\_\_  
 sheet name  
**CUP-2**

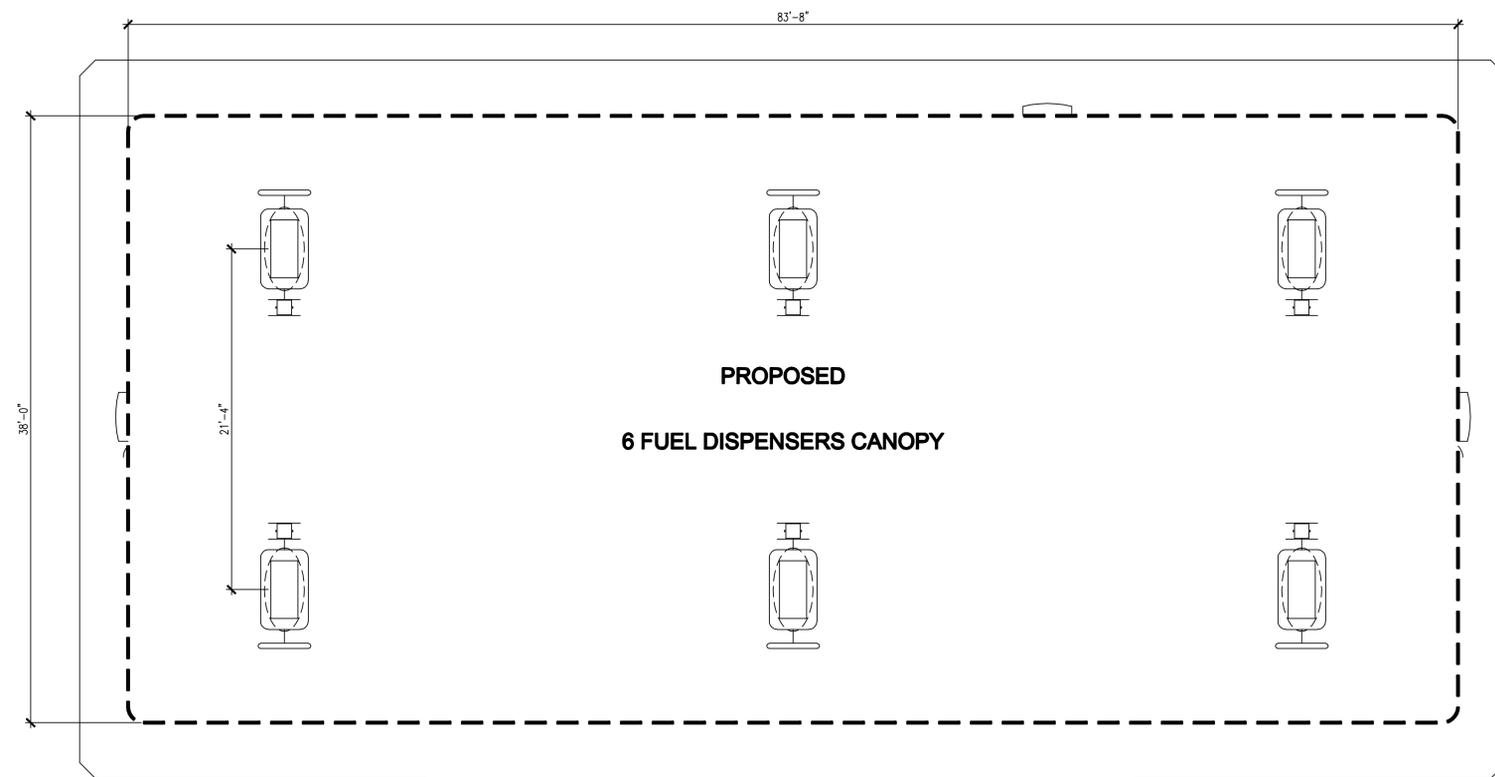




01 FRONT ELEVATION  
SCALE: 3/16" = 1'-0"



02 SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



03 FUEL SYSTEM CANOPY FLOOR PLAN  
SCALE: 3/16" = 1'-0"

**KEYED NOTES:**

- 1 A.C.M. FASCIA
- 2 NEW FLAT VINYL GRAPHIC SILKSCREENED "DECAL BULLNOSE" WITH DROP SHADOW AND LED LIGHT, OVER CANOPY FASCIA
- 3 ILLUMINATED SPARK LOGO ON A.C.M. BACKING BEYOND.
- 4 CCTV CAMERAS. EXACT LOCATIONS TO BE DETERMINED BY SECURITY CONTRACTOR
- 5 DISPENSER (TYP.)
- 6 GUARD POSTS (TYP.) TO BE PAINTED, 2/3 BOTTOM COLOR [C-01] AND 1/3 TOP COLOR [C-03]
- 7 COLUMNS
- 8 ISLAND FORM

**EXTERIOR PAINTS:**

- C-01 COLOR: BP PEARL - RAL 1013 ICI #A0083 "INDIAN LEGEND"
- C-02 COLOR: ARCO BLUE PMS 288c
- C-03 COLOR: BR YELLOW ICI S A0775 "Omega Yellow"
- C-04 COLOR: WARM GREY ICI #A1840 "Grey Mountain"

NOTE: ALL SIGNAGE UNDER SEPARATE PERMIT

AGC DESIGN CONCEPT, INC. 

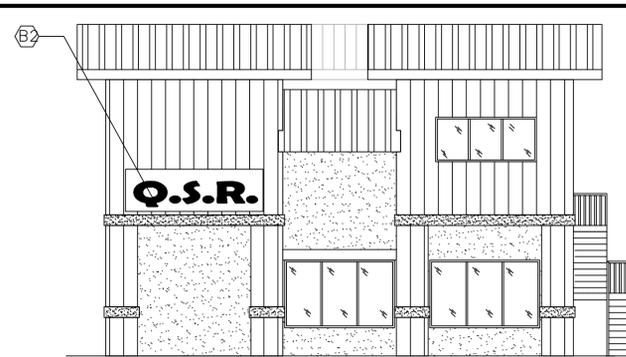
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NO.	DATE	REVISIONS	BY

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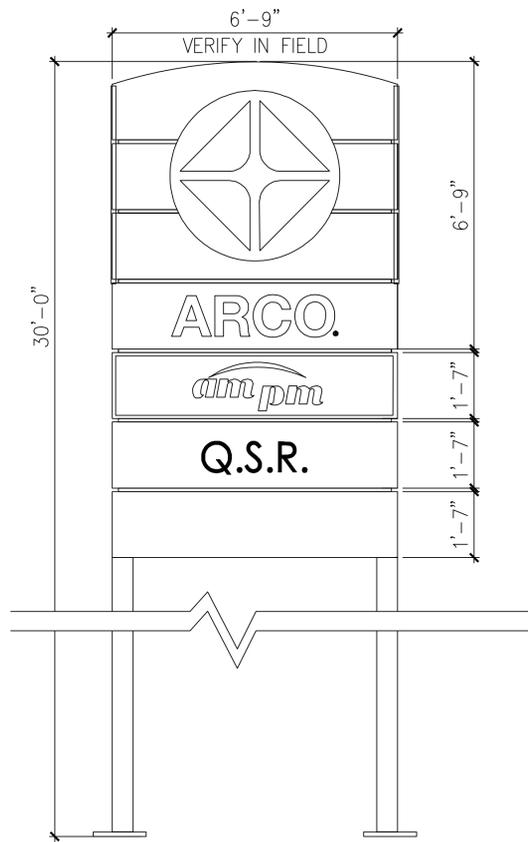
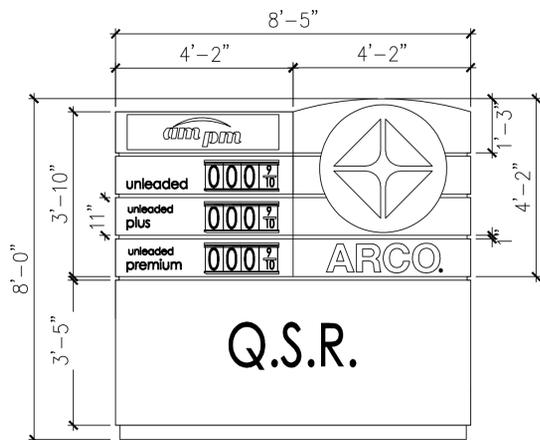
**NEW GAS STATION & OFFICE**  
653 AVENUE OF THE FLAGS  
BUELLTON, CA  
**CANOPY ELEVATIONS**

consultant job#	
master release date	
project exe date	master drawn by
Filename AGC-462	CF
Facility/Project	
sheet name	
CUP-4	



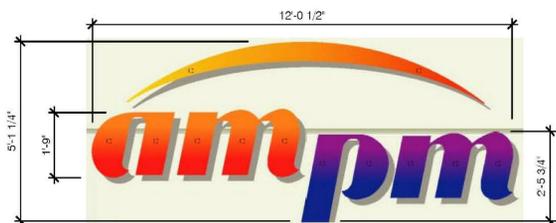
**1 C-STORE ELEVATIONS**

SCALE: 1/8" = 1'-0"



**2 PROPOSED MONUMENT AND POLE SIGN**

SCALE: 1/2" = 1'-0"



BUILDING SIGN



CANOPY SPARK

ARCO Process Blue opaque vinyl letter applied first surface

ARCO Blue opaque vinyl letter applied first surface

new grade and PPU decals, lowercase, Univers 65 Bold, and new octane (and/or push button) stickers

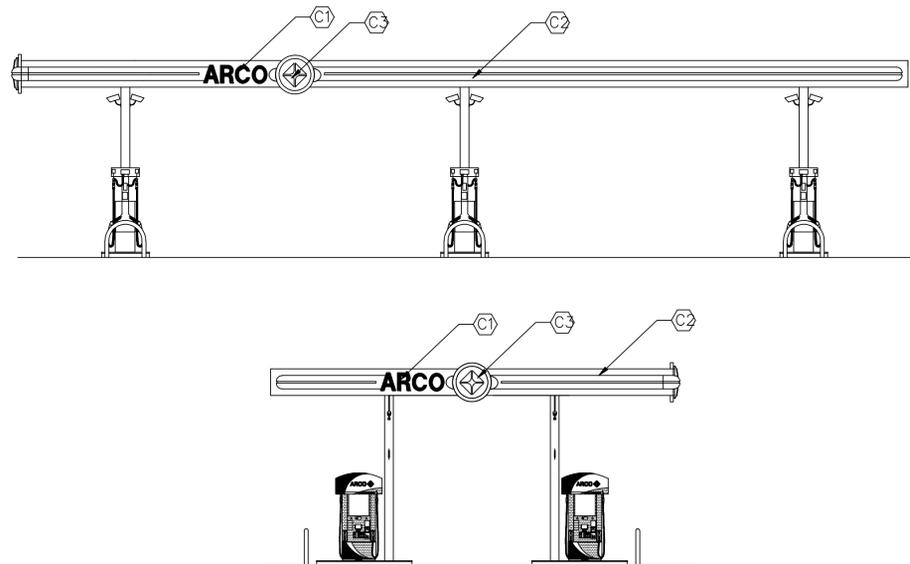
decal applied to kickplate below skirt



DISPENSER

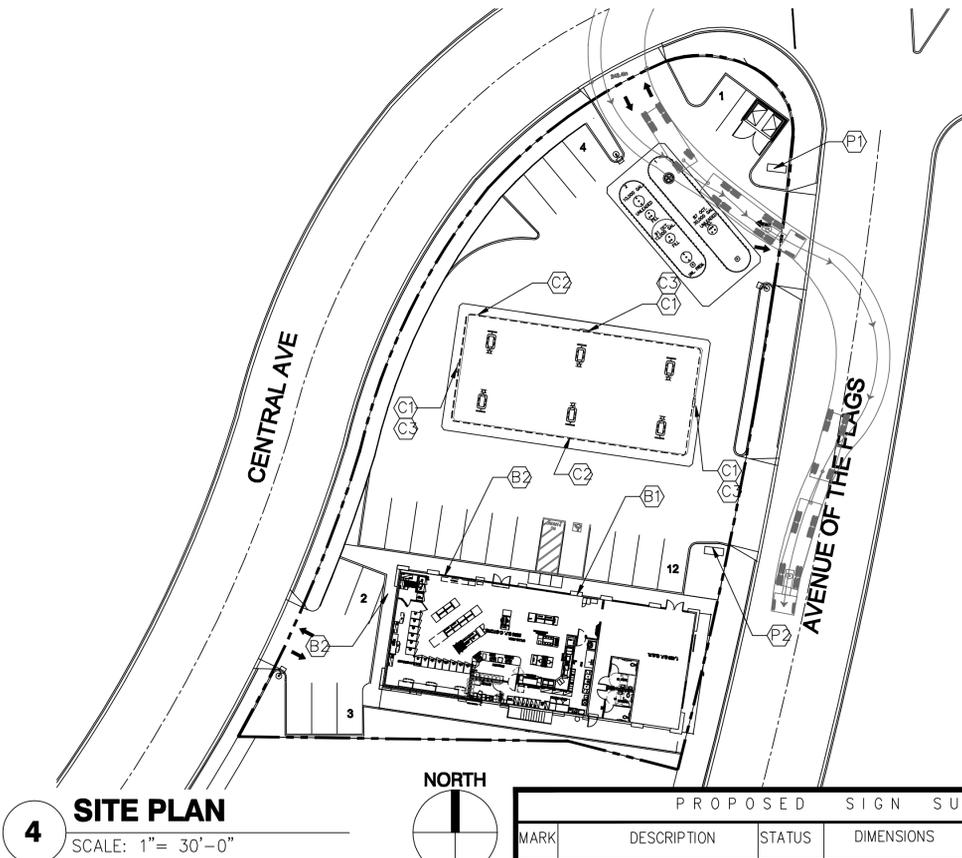
**3 CANOPY ELEVATIONS**

SCALE: 1/8" = 1'-0"



**4 SITE PLAN**

SCALE: 1" = 30'-0"



PROPOSED SIGN SUMMARY						
MARK	DESCRIPTION	STATUS	DIMENSIONS	AREA (SQ. FT.)	QTY.	TOTAL AREA (SQ. FT.)
(B1)	AMPM LOGO	PROPOSED	12'-0 1/2" X 5'-1 1/4"	55.4	1	55.4
(B2)	Q.S.R. LOGO	PROPOSED	4'-0" X 13'-0"	52	2	104
(C1)	CANOPY (ARCO LETTER)	PROPOSED	1'-8"X6'-0"	10	3	30
(C2)	CANOPY DECAL W/RED LED LIGH	PROPOSED	24'-7" X 1'-3"	301.9	1	301.9
(C3)	CANOPY SPARK	PROPOSED	36" DIM	7.06	3	21.18
(P1)	MONUMENT SIGN	PROPOSED	8'-5"X 8'-0"	67.33	1	67.33
(P2)	POLE SIGN	PROPOSED	6'-9"X 30'-0"	202.5	1	202.5
					TOTAL NEW SIGN AREA (SQ.FT.)	782.31

- 1. SIGNAGE UNDER SEPARATE PERMIT BY SIGN INSTALLER
- 2. SIGNAGE TO BE PROVIDED AND INSTALLED BY GC.

AGC DESIGN CONCEPT, INC.  
  
 28204 Comellation Rd  
 Vallejo, CA 94595  
 Phone: 861.295.1111  
 Fax: 861.294.9423

NO.	DATE	REVISIONS

**NEW GAS STATION & OFFICE**  
 653 AVENUE OF THE FLAGS  
 BUELLTON, CA  
 SIGN PROGRAM

consultant job#  
 master release date  
 project exe date    master drawn by  
 Filename AGC-462  
 Facility/Project  
 sheet name  
**SN.1**