



CITY OF BUELLTON

PLANNING COMMISSION AGENDA

**Regular Meeting of April 19, 2018 – 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 Brian Dunstan

PLEDGE OF ALLEGIANCE

Vice Chair Heedy

ROLL CALL

Commissioners Patty Hammel, Joe Padilla, Marcilo Sarquilla, Vice Chair Dan Heedy and Chair Brian Dunstan

REORDERING OF AGENDA

PRESENTATIONS

None

APPROVAL OF MINUTES

- 1. Minutes of the regular Planning Commission meeting of March 15, 2018**

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. Preliminary Review of 653 Avenue of Flags - Arco Gas Station 18-FDP-01 and 18-CUP-01**
❖ *(Staff Contact: Contract City Planner Irma Tucker)*

WRITTEN COMMUNICATIONS

PLANNING COMMISSIONER COMMENTS

PLANNING DIRECTOR REPORT

ADJOURNMENT

To the next regularly scheduled Planning Commission meeting of Thursday, May 3, 2018 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

March 15, 2018 – 6:00 p.m.

City Council Chambers, 140 West Highway 246
Buellton, California

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Commissioner Sarquilla led the Pledge of Allegiance

ROLL CALL

Present: Commissioners Patty Hammel, Marcilo Sarquilla, and Chairman Brian Dunstan

Absent: Commissioner Joe Padilla and Vice Chair Dan Heedy

Staff: City Manager Marc Bierdzinski
Contract City Planner Irma Tucker
Assistant Planner Andrea Keefer
Staff Assistant/Planning Technician Clare Barcelona

REORDERING OF AGENDA

None

PRESENTATIONS

None

APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of February 15, 2018

MOTION:

Commissioner Hammel moved and Chair Dunstan seconded the motion to approve the Minutes of February 15, 2018.

VOTE:

Motion passed with a 3-0 voice vote.

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

2. **Resolution No. 18-03 - “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Development Plan Modification (18-DPM-01) to the Previously-Approved Final Development Plan (16-FDP-04) in Order to Allow a 5-Foot Rear Setback on a Portion of the Eastern Property Boundary Adjacent to Highway 101 at the Flying Flags RV Resort Located at 180 Avenue of Flags (Assessor’s Parcel Number 137-200-085), and Making Findings in Support Thereof”**

STAFF REPORT:

Assistant Planner Andrea Keefer presented the staff report and distributed a memo from staff with letters from the Fire Department and the State HCD (Housing and Community Development) offering mitigation measures in support of the Development Plan Modification (DPM). Based on these letters, staff recommends approval of the DPM with added conditions.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

DISCUSSION/SPEAKERS:

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

Ron Biddlecome, Applicant, addressed the Commission stating that during an inspection, the HCD inspector instructed them to move the trailers back into the setback as they were encroaching into the interior roadway. He stated that they did not obtain city approval before completing the change.

Francis Corso, Red Tail Construction, agreed that the increase in the fence height would increase safety.

Billy Davis, Flying Flags, stated that the verbal request to push the trailers back from the interior roadway came from the HCD Inspector.

Dan Bauman, Flying Flags, stated that this has been a complicated project with multiple jurisdictions involved.

Chair Dunstan closed the Public Hearing at 6:17 p.m.

MOTION:

Chair Dunstan moved and Commissioner Sarquilla seconded the motion to adopt Resolution No. 18-03 - "A Resolution of the Planning Commission of the City of Buellton, California, Approving a Development Plan Modification (18-DPM-01) to the Previously-Approved Final Development Plan (16-FDP-04) in Order to Allow a 5-Foot Rear Setback on a Portion of the Eastern Property Boundary Adjacent to Highway 101 at the Flying Flags RV Resort Located at 180 Avenue of Flags (Assessor's Parcel Number 137-200-085), and Making Findings in Support Thereof" adding the following conditions:

- Increase the height of the existing 8 foot fire-rated sound wall to 10 feet
- Install smoke detectors in the 9 units
- Remove the non-fire-rated canopies over the primary egress of the 9 RV units
- Add the letter from the HCD and letter from the Fire Dept. into the record

VOTE:

Motion passed with a 2-1 roll call vote with Commissioner Hammel voting no.

OTHER BUSINESS

None

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

None

PLANNING DIRECTOR REPORT

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

ADJOURNMENT

Chair Dunstan adjourned the meeting at 6:24 p.m. to the next regular scheduled meeting of the Planning Commission to be held April 5, 2018 at the City Council Chambers, 140 West Highway 246, Buellton.

Brian Dunstan, Planning Commission Chair

ATTEST:

Clare Barcelona, Planning Commission Secretary

An audio CD of this 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: Irma Tucker, Contract City Planner

Date: April 19, 2018

Subject: Preliminary Review of 653 Avenue of Flags - Arco Gas Station
18-FDP-01, 18-CUP-01

BACKGROUND / DISCUSSION

Owner: Deepinder Grewel
Applicant/Agent: Jeanette Verdugo, AGC Designs
Zoning: Avenue of Flags Specific Plan
APN: 099-300-017

The proposed project consists of a Final Development Plan (18-FDP-01) and Conditional Use Permit (18-CUP-01) for development of a new Arco gas station and related two-story commercial building located at 653 Avenue of Flags. The site is 30,291 square feet (0.6 acres) with an irregular (almost triangular) shape, situated at the corner of Avenue of Flags and Central Street (Attachment 1 – Vicinity Map). The project site is developed with a former gas station building and canopy; businesses currently operating at this location include U-Haul Truck/Trailer Rental and 101 Auto Repair Shop. Adjacent land uses consist of commercial to the south and east, with residential uses to the west.

This property is within the boundaries of the adopted Avenue of Flags (AOF) Specific Plan, and the project plans are being reviewed for compliance with the Specific Plan, including design style, form-based code, development standards, and applicable municipal code requirements.

The proposed development would include:

- a new gasoline canopy covering an area of approximately 3,180 square feet, with six fuel dispensers, 2 gas pumps each, for a total of 12 gas pumps,
- a total of approximately 6,900 square feet of commercial space, consisting of a convenience store and quick service restaurant (4,400+/- s.f.) on the 1st floor and offices (2,500+/- s.f.) on the 2nd floor
- new landscaping, parking area and site pavement
- demolition of existing pavement and structures

The gasoline station would be the “ARCO” brand, with the related convenience store being the “AMPM” brand. The applicant has not identified the other specific tenants, and has not provided information on the number of employees and days/hours of operation for the various uses.

Proposed Project Plans consisting of preliminary Site Plan, Floor Plans, Exterior Elevations, Color & Materials Sheet, Landscape Plan, and Grading Plan have been submitted by the Applicant and are attached hereto (Attachment 2).

INITIAL STAFF REVIEW

Specific Plan / Proposed Use

The project is located in the AOF Specific Plan “Gateway North” district, which is described as a travelers’ oriented district that encourages visitor serving uses, vehicle support services, complementary commercial uses, and provides a welcoming entry at the northern gateway to Buellton’s downtown. As identified in the Specific Plan, the 0.6-acre project site is located on a portion of Opportunity (“Opp”) Site #01, which is suitable for the traveler oriented services proposed by the Project. The proposed project generally conforms to the Specific Plan development code and building standards, as well as applicable regulations of the City’s Zoning code and policies of the Buellton General Plan, with exceptions noted in the discussion below.

Site Plan

The proposed gas station/ convenience market and related commercial uses are housed in a combination of mercantile and specialty buildings, which are considered appropriate for Opp Site #1. However, the proposed site plan layout, design and signage need revisions (set forth in Initial Staff Comments section of staff report) in order to: present a welcoming northern gateway entrance to the AOF and Buellton’s downtown area; ensure adequate access along AOF and on-site maneuvering space for gasoline trucks; and fully comply with the AOF Specific Plan.

The proposed footprint of the commercial building is estimated at 4,465 square feet, which is roughly 15% of the parcel area; the gasoline canopy footprint is estimated at 3,180 square feet, roughly 10% of the parcel area. The landscape area encompasses a total of 5,543 square feet, which is approximately 18% of the site. The remaining 17,100+/- square feet (56% approx.) of the site consists of pavement, utilized for parking and pedestrian/vehicular circulation.

Parking

The proposed project conforms to the Specific Plan’s parking standards, except that one (1) loading space is required and needs to be shown on plans. A bicycle rack is proposed, with space for 5 bikes.

TABLE 1 - PARKING ANALYSIS

Use	Proposed Area (or Factor)	Parking Space Ratio	Parking Required	Parking Provided
Gas Station w/ Convenience Store	12 fuel pumps	1 per 2 fuel pumps (* plus 1 per 2 employees	6 <u>1</u> 7	(**) 7
Restaurant (Quick-Serve)	1,400 sf	1 per 300 sf (***) plus 1 per 2 employees	5 <u>2</u> 7	7
Office (2 nd Floor)	2,500 sf	1 per 300 sf	9	9
TOTALS			23	23
Handicapped	Per total number of spaces on site	1 space for site with 1 – 40 spaces	1	2
Loading Space	Commercial Uses w/ floor area of 3,000+ s.f.	1 space	1 space (10 ft. x 30 ft).	0

(*) No information was provided on number of employees. Parking analysis is based on assumption that there would be 2 employees per shift.

(**) Consists of 2 striped spaces plus 5 spaces underneath gas canopy. (NOTE: Project statistics show that 12 parking spaces may be available under the gas canopy where the fuel dispensers are located; 5 of these spaces are being credited toward meeting the parking requirement.)

(***) No information was provided on number of employees. Parking analysis is based on assumption that there would be 4 employees per shift.

Architectural Design

All buildings and structures, including gas canopy and signage, would need to comply with the Art Deco design style requirement for the Specific Plan area. Architectural Design Review comments from the City's contract Architect are attached, and shall be addressed in the resubmittal of plans. The Applicant has received approval from ARCO for the Art Deco style. The gas canopy and signage need to comply with this style as well.

Building Height & Massing

In accordance with the AOF Specific Plan, a building height of 35 feet is permitted; the proposed maximum building height is 24 feet 6 inches. Allowable building types for Opp Site #1 include Mercantile and Specialty, such as the buildings being proposed. The Specific Plan generally encourages Zero Lot Line Development with 25-foot maximum setbacks; however, a variation from these general guidelines may be considered to accommodate unique circumstances of a specific site and proposed uses. Unique factors applicable to the proposed Project include: the specialty nature of the proposed gas station and related commercial uses; the irregular shape of the lot; and the site location at a prominent vehicular gateway entrance to the City. Additional comments are provided in the Architectural Design Review report (Attachment 3).

Landscaping

The landscape plans indicate that approximately 5,543 s.f. (18+%) of the project site will be covered in landscaping. The plans show that the landscape area would be covered with "rock mulch"; the legend shows a schematic shrub palette and list of vines, but the locations of these plantings are not indicated on the plans. Ten (10) new trees are proposed in conformance with the City's approved tree planting list; however, plans need to show existing trees being removed in order to determine adequacy of proposed new tree plantings.

At the Planning Commission's conceptual review of the project, the importance of landscaping was stressed. Therefore, enhanced landscape and hardscape features at the corner of AOF and Central Avenue and at other strategic locations throughout the development are being required. Additional comments are provided in the Architectural Design Review report (Attachment 3).

Signage

Signage design would need to be compatible with the Art Deco design style and applicable standards of the AOF Specific Plan. A Master Sign Program is required in sufficient detail to allow for calculation of compliance with the City's sign ordinance. Greater detail is needed regarding location, dimensions, colors, materials, lettering styles, and lighting, as applicable. A pole sign that is 30 feet high and of the magnitude proposed would not be allowed.

Lighting

The project plans provide limited information on location of exterior lighting; additional detail is required regarding all light fixture locations, types and specifications; includes lighting on buildings, gas canopy, fuel dispensers, signage, and parking lot. All exterior lighting must be Art Deco and fully shielded (night sky friendly). A photometric lighting analysis will be required.

Project Access

Vehicular access to the project shall be along Avenue of Flags; there shall be no vehicular access to Central Avenue due to limited site distance and traffic circulation impacts on a residential street. Site and architectural plans need to address access and circulation of pedestrians and vehicles, including ADA path of travel and access/circulation for gasoline tanker trucks.

Inadequate information provided on how the 2nd floor of commercial building will be accessed; need design details on site plan and elevations, including path of travel to 2nd floor entrances.

Public Works

Proposed driveway access on Central Avenue will not be allowed. The roadway curves at this location and the impaired site distance represents a safety hazard. In addition, traffic circulation impacts upon a residential street and neighborhood are a concern; the City has not allowed access to Central Avenue for the present uses.

The Storm Water Control Plan (SWCP) and Grading Plan do not match. The SWCP shows a bioswale along the back and side of the building, whereas the Grading Plan only shows it on the side along Ave of Flags; both plans need to be consistent with one another. The project is a Tier 4 project, but the SWCP report refers only to Tier 3 requirements; the project is subject to Tier 4 requirements, which include peak flow attenuation.

Environmental

The proposed Project is exempt from environmental review, as it meets the following criteria for a Categorical exemption under CEQA guidelines (Class 32 – Infill Development):

- It is proposed on a site of no more than five acres, surrounded by urban uses located within city limits and without any habitat value
- Is consistent with the applicable: specific plans, general plan designation, general plan policies, zoning designation and regulations
- It would not result in significant traffic, noise, air quality or water quality impacts and can be adequately served by public services and utilities, as determined by the Avenue of Flags Specific Plan Mitigated Negative Declaration dated October 12, 2017

Planning Commission Conceptual Review of Proposed Project (9/1/16)

The Commission discussed the following items, which need to be addressed by the Applicant:

- Attractive signage is important and pole signs are prohibited
- Apply AOF Specific Plan design style to gasoline canopy structure
- Include vehicle charging stations if possible
- Importance of landscaping

The Commission also discussed the potential need for a Traffic Study; potential traffic and circulation impacts from the proposed project were included in the Initial Study prepared for the AOF Specific Plan.

INITIAL STAFF COMMENTS

The following are initial staff comments on the proposed project:

1. Site Plans and General
 - a. Submit detailed site plan with dimensions, including property line frontages along Avenue of Flags and Central Avenue, and location/use of nearest structures on adjacent properties; identify existing trees to remain and to be removed; and incorporate all other changes resulting from Planning Commission and Staff comments. For a complete list of general site plan requirements, see Final Development Plan application checklist.
 - b. All plans, elevations and project statistics shall be accurate internally and consistent with one another. In the current submittal, the site plan drawing does not match site/project statistics (which do not appear complete); site plan and elevations are inconsistent with details shown on sign program and the color/materials board; electronic color elevations do not match submittal set; varying color/materials names are referenced.
 - c. The trash enclosure shall be relocated from its proposed location at the most prominent “gateway” corner of the property (corner of AOF and Central Street, in direct sight of vehicles exiting the southbound Highway 101 off-ramp) to a less visible portion of the

property; enclosure shall be screened to conceal all trash from public view. Consider gateway signage instead at this prominent corner location.

- d. All vehicular access to property shall be from Avenue of Flags; close existing driveways on Central Avenue; installation of proposed new driveway on Central is not acceptable due to impaired site distance and traffic issues.
- e. A truck turning movement analysis is required to determine that adequate space is provided for gasoline tankers and trash collection trucks to maneuver through the site and exit safely onto AOF; revise all plans accordingly, as applicable.
- f. Show correct spelling as "Avenue of Flags" on all plans and submittal materials.
- g. On Central Avenue frontage opposite the residential uses, a decorative masonry wall of at least three feet in height is required along the street property line; the wall shall be set back at least three feet from the property line, with the setback area to be landscaped. Show on Site Plan and other applicable plans (Landscape, Grading).
- h. Provide estimated number of employees per shift at the restaurant and gas station, so that parking space requirement can be more accurately calculated.
- i. Provide hours of operation for the various commercial uses.
- j. One (1) loading zone parking space (10' x 30') needs to be shown on plans.
- k. Provide a Preliminary Title Report that is dated within 180 days of the application submittal.
- l. Santa Barbara Fire Department review is pending; any comments received shall be incorporated into the site and architectural plans, as applicable.

2. Architectural Plans

- a. Revise architectural plans, color elevations and renderings to incorporate Art Deco design features, for all buildings and structures (including gasoline pump canopy, signs, exterior lighting) consistent with the AOF Specific Plan and to address comments in the Architectural Design Review report (Attachment 3.)
- b. Submit floor plans for the 2nd floor and roof plans (showing applicable mechanical equipment).
- c. Show how 2nd floor will be accessed. Submit design details; layout on site plan and elevations; path of pedestrian travel for accessibility.
- d. Santa Barbara County Building Division comments are being provided to the Applicant; some of the items which impact building design include the potential need for a 2nd exit from the 2nd floor and an elevator.
- e. Submit fully dimensioned color elevations of all sides of all proposed buildings and structures, including gasoline canopy area; label north, east, south, west sides; show staircase access to 2nd floor; notes and legend to match color/materials board; label design elements of Art Deco; show average natural grade of site.
- f. A color/materials board (consistent with the site, architectural and signage plans) for all buildings, structures and signs will be required prior to Planning Commission hearing on the Final Development Plan; submittal of draft proposed color/materials sheets for staff review/comment is encouraged prior to finalizing plans and display board.
- g. Submit trash and recycle area plans to Marborg for review and incorporate required design considerations into revised plans.

3. Landscape Plans

- a. Revise landscape plans to include: any existing trees being removed; location of proposed shrub and vine plantings; landscaping at 3 foot setback along Central Avenue; enhanced landscape treatments and hardscape features at the corner of AOF and Central Avenue and at other strategic locations throughout the development. A 5' wide landscaping strip adjacent to the building edge is required. New tree plantings shall be 24 inch box minimum.

4. Signage and Lighting Plans

- a. Submit a Master Sign Program as defined in Municipal Code section 19.12.020. Provide detail regarding: location, dimensions, colors, materials, lettering styles, and lighting.
- b. A fully dimensioned site plan is required in order to calculate street frontages along both Avenue of Flags and Central Avenue and determine signage allowance for the project
- c. Pole sign is not allowed. Submit plans for lower, smaller and Art Deco compliant sign; consider incorporating with Gateway signage for the AOF Specific Plan area.
- d. Submit specifications on proposed exterior lighting, showing all light fixture locations, types and specifications; includes lighting on buildings, gas canopy, fuel dispensers, signage, and parking lot. Must be night-sky friendly and reflect Art Deco design.
- e. A photometric lighting plan shall be provided; include all exterior lighting for the project.

5. Public Works / Engineering

- a. On all plans, eliminate driveway access along Central Avenue.
- b. Show existing utilities (water/sewer) on the plans.
- c. Revise Storm Water Control Plan and Grading Plan to be consistent with one another and to address Tier 4 requirements, which include peak flow attenuation.

Staff may have additional comments to be provided at the time of the meeting. Comments and corrections from staff and the Planning Commission will be summarized in an Incomplete Letter and provided to the applicant. The applicant will then respond to the Incomplete Letter with a resubmittal of the project. If the resubmittal meets the requirements contained in the Incomplete Letter, the project will move forward with a public hearing with the Planning Commission. At that time the Planning Commission would take an action on the project.

RECOMMENDATION

That the Planning Commission provide direction to the Applicant and Staff on the proposed project plans.

ATTACHMENTS

Attachment 1 – Vicinity Map

Attachment 2 – Project Plans (Site Plan, Exterior Elevations, Floor Plans, Sign Plan, Landscape Plan, Grading Plan, Utility Plan, Color/Materials Sheet)

Attachment 3 – Architectural Design Review Report #1



Attachment 1 - Vicinity Map



Legend

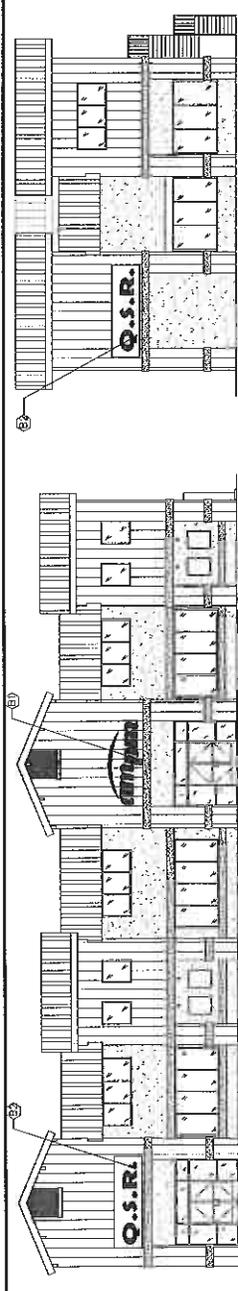
 City Parcels

 Project Location

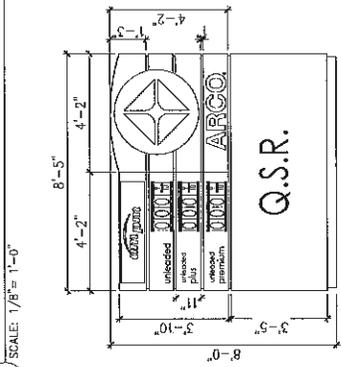


0 40 80 160
Feet

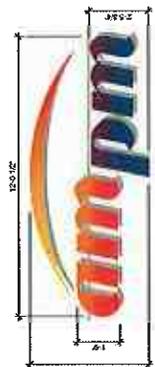
NO.	DATE	REVISIONS



1 C-STORE ELEVATIONS
 SCALE: 1/8" = 1'-0"



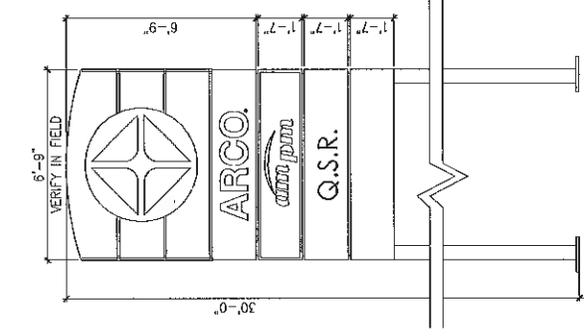
2 PROPOSED MONUMENT AND POLE SIGN
 SCALE: 1/2" = 1'-0"



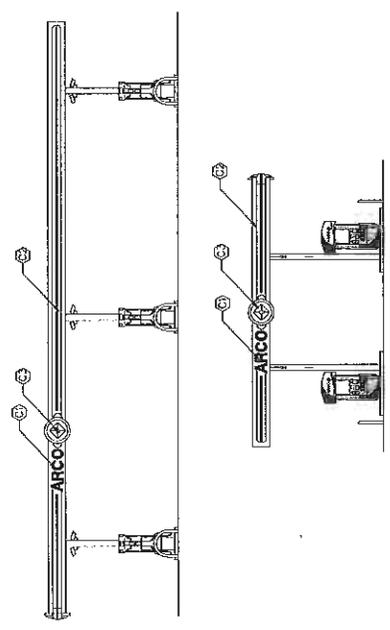
CANOPY SPARK



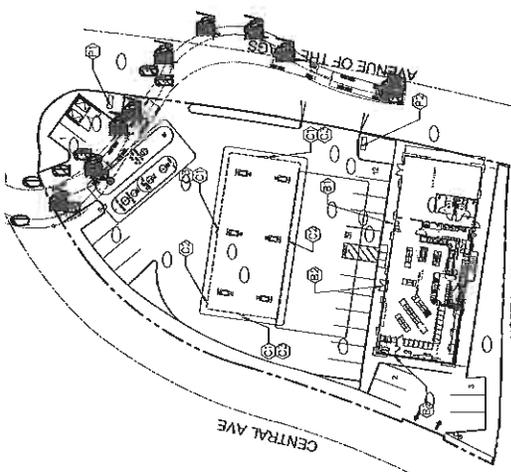
DISPENSER



3 CANOPY ELEVATIONS
 SCALE: 1/8" = 1'-0"



4 SITE PLAN
 SCALE: 1" = 30'-0"



PROPOSED SIGN SUMMARY

MARK	DESCRIPTION	STATUS	DIMENSIONS (SQ. FT.)	OTY.	TOTAL AREA (SQ. FT.)	
(1)	AM PM LOGO	PROPOSED	12'-0" x 1'-0" x 1'-0"	SSA	1	SSA
(2)	Q.S.R. LOGO	PROPOSED	4'-0" x 13'-0"	SS	2	SSA
(3)	AM PM (HORIZONTAL LETTER)	PROPOSED	1'-0" x 10'-0"	SS	3	SSA
(4)	AM PM (VERTICAL LETTER)	PROPOSED	10'-0" x 1'-0"	SS	3	SSA
(5)	CANOPY SPARK W/ HED (LD LIGHT)	PROPOSED	34'-0" x 1'-0"	SSA	1	SSA
(6)	CANOPY SPARK	PROPOSED	30' DIA	TSS	3	21.8
(7)	MONUMENT SIGN	PROPOSED	8'-0" x 5'-0"	SSA	1	SSA
(8)	POLE SIGN	PROPOSED	8'-0" x 12'-0"	SSA	1	SSA
TOTAL NET SIGN AREA (S<)					16.3	16.3

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

DATE	BY	DESCRIPTION

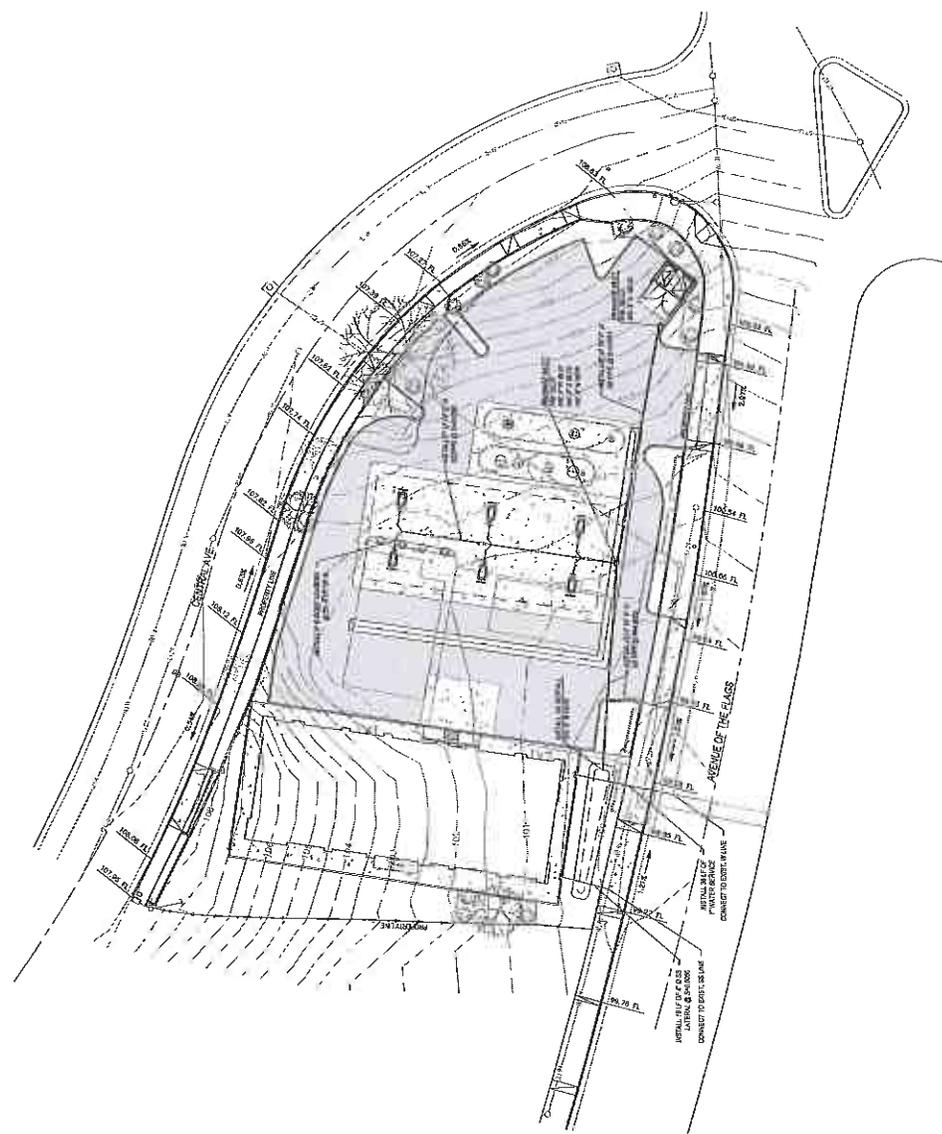
DATE: _____
 PROJECT ENGINEER: _____
 PROJECT NO: _____

4 CREEKS
 212 S. SANTA FE ST.
 P.O. BOX 1000
 MESA, AZ 85201
 TEL: (480) 962-1000
 FAX: (480) 962-1001
 WWW.4CREEKS.COM

PROPOSED PLAN FOR
 UTILITY PLAN
 ARCO AMPM, BUELLTON
 1234567890 ST
 BUELLTON, CA 93008
 PROJECT NO: 1234567890

PROJECT NO:	C-5
SHEET NO:	
SCALE:	1" = 20'
FILE NAME:	1000_02.dwg
DATE:	10/24/2017

811
 Know what's below.
 Call before you dig.



PROJECT NO.	1000
DATE	11/19/20
SCALE	1" = 20'
SHEET NO.	C-7

APPROVED BY: [Signature]
 PROJECT ENGINEER: STEVEN J. MOCHNER
 REG. NO. 10000
 DATE: 11/19/20

APPROVED BY: [Signature]
 PROJECT ENGINEER: STEVEN J. MOCHNER
 REG. NO. 10000
 DATE: 11/19/20

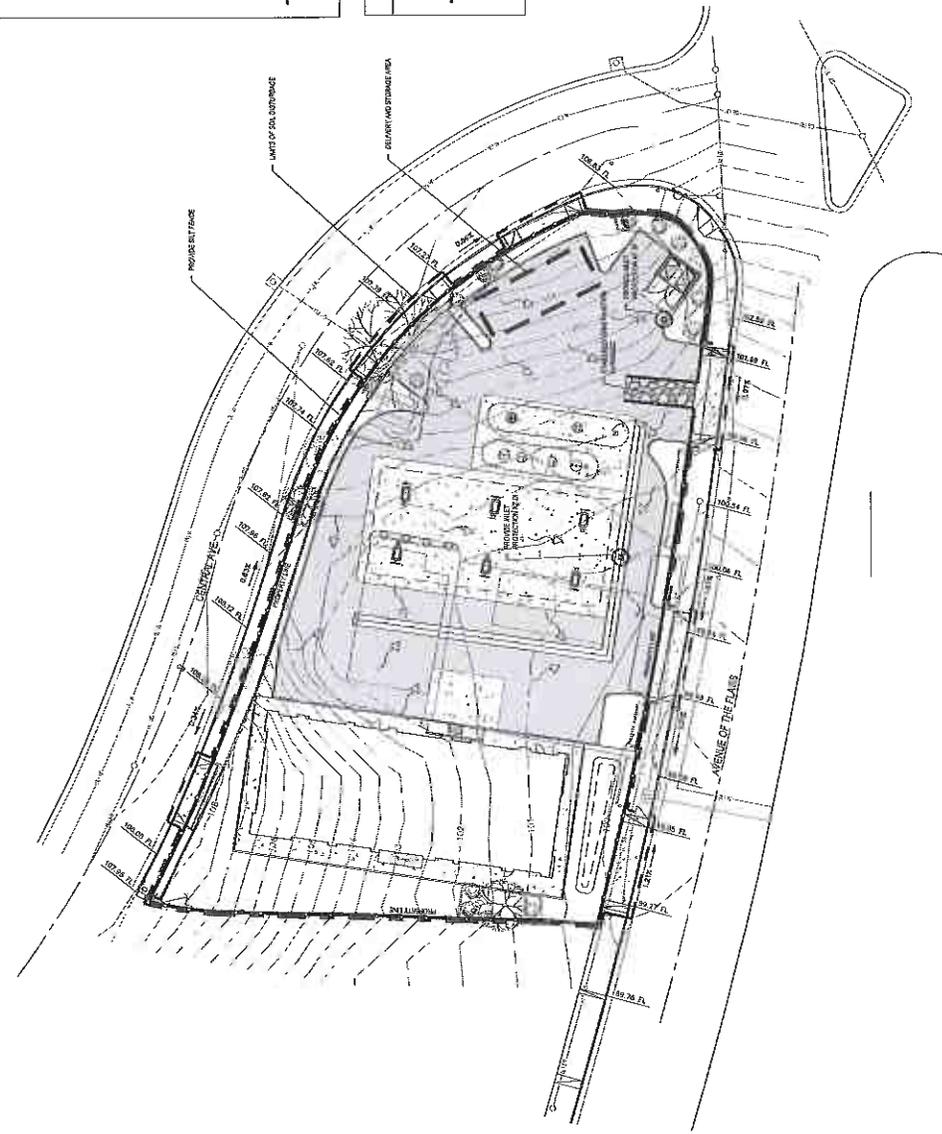
DATE	BT	DESCRIPTION



VISUAL BMP'S	USED
WASTE MANAGEMENT	Y
WM-1 MATERIAL AND DELIVERY STORAGE	Y
WM-2 MATERIAL USE	Y
WM-3 STOCKPILE MANAGEMENT	Y
WM-4 SPILL PREVENTION CONTROL	Y
WM-5 SOLID WASTE MANAGEMENT	Y
WM-6 HAZARDOUS WASTE MANAGEMENT	N
WM-7 CONTAMINATED WASTE MANAGEMENT	Y
WM-8 CONCRETE WASTE MANAGEMENT	Y
WM-9 SANITARY/SEPTIC WASTE MANAGEMENT	N
WM-10 LIQUID WASTE MANAGEMENT	N
WIND EROSION CONTROL	Y
WE-1 WIND EROSION CONTROL**	Y
SEDIMENT EROSION CONTROL	Y
SE-1 SILT FENCE	N
SE-4 CHECK DAMS	N
SE-5 FIBER ROLLS	N
SE-6 GRAVEL BAG	N
SE-7 STREET VACUUMING**	Y
SE-10 STORM DRAIN INLET PROTECTION	Y
TRACKING CONTROL	Y
TOP-1 STABILIZED CONSTRUCTION ENTRANCE	Y

OTHER WPOP ELEMENTS	USED
DISCHARGE POINTS FROM PROJECT	N
DRAINAGE PATTERN	Y
CONSTRUCTION PERIMETER	Y
EXISTING SOIL AREA	Y
PLANNED VEGETATION TO BE UNDISTURBED	N
PLANNED SOIL DISTURBANCE	N
KNOWN HAZARDOUS SOILS	N
EQUIPMENT MAINTENANCE AREA	N

- NOTES:
- NOTE APPENDIX H FOR SPECIFICATIONS OF ALL BMP'S
 - NOTE BMP'S TO BE DEPLOYED ON AN AS NEEDED BASIS DEPENDENT UPON PHASE OF CONSTRUCTION AND AT DISCRETION ON CS/SS/D
 - PRIOR TO A RAIN EVENT, CSF SHALL INSURE SITE IS IN COMPLIANCE BASES UPON CURRENT PHASE OF CONSTRUCTION.
 - MAINTAIN GOOD HOUSEKEEPING PRACTICE THROUGH OUT PROJECT.
- WE-4: WATER IS TO BE USED TO PREVENT OR ALLEVIATE DUST AND WIND EROSION WHEN TOPSOIL CONDITIONS HAVE BECOME DRY
- SE-10: INSTALL DI PROTECTION ON ALL PROPOSED D/S WITHIN THE CONSTRUCTION AREA, INCLUDING D/S NOT SHOWN ON WPOP



MATERIAL LEGEND



ACM-1 ALUMINUM COMPOSITE MATERIAL,
PANTONE PMS 166c, "ORANGE"



ACM-2 ALUMINUM COMPOSITE MATERIAL,
ALUCOBOND, "RUSTIC WALNUT"

COLOR LEGEND



P-1 BENJAMIN MOORE, OC-69,
"WHITE OPULENCE"



P-2 BENJAMIN MOORE, 2121-30,
"PEWTER", HIGH GLOSS

COLOR BOARD

Attachment 3

City of Buellton Design Review

Distribution:

<i>City</i>	<i>Ravatt Albrecht</i>	<i>PleinAire DG</i>	<i>Applicant</i>	<i>Other</i>	
<input type="checkbox"/> M. Biredzinzki	<input checked="" type="checkbox"/> G. Ravatt	<input type="checkbox"/> K Small	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> 1st Review
<input type="checkbox"/> I. Tucker	<input type="checkbox"/>	<input type="checkbox"/> M Quintero	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> 2nd Review
<input type="checkbox"/> A. Perez			<input type="checkbox"/>		<input type="checkbox"/> 3rd Review
<input type="checkbox"/> R. Hess			<input type="checkbox"/>		<input type="checkbox"/> Final Review
					<input type="checkbox"/> File No.

VIA: Email Fax U.S. Mail Delivery

PROJECT: 653 Avenue of Flags Mixed Use
Buellton CA, 93427

ARCHITECT: Ravatt Albrecht & Associates Inc
PO Box 2267, Santa Maria, Ca 93457
(805) 928-5002

DATE: 03/26/2018

CITY FILE NO:

REVIEWER: Greg Ravatt AIA

SITE DESIGN:

	N/A	Complete	Complete w/ Corrections	Incomplete
1. Site Planning	1 <input type="checkbox"/>	1 <input type="checkbox"/>	1 <input checked="" type="checkbox"/>	1 <input type="checkbox"/>
2. Adjacencies	2 <input type="checkbox"/>	2 <input checked="" type="checkbox"/>	2 <input type="checkbox"/>	2 <input type="checkbox"/>
3. Massing	3 <input type="checkbox"/>	3 <input type="checkbox"/>	3 <input checked="" type="checkbox"/>	3 <input type="checkbox"/>
4 Perimeter Walls/Fence	4 <input type="checkbox"/>	4 <input type="checkbox"/>	4 <input checked="" type="checkbox"/>	4 <input type="checkbox"/>
5. Solar Orientation	5 <input type="checkbox"/>	5 <input checked="" type="checkbox"/>	5 <input type="checkbox"/>	5 <input type="checkbox"/>
6. Landscape	6 <input type="checkbox"/>	6 <input type="checkbox"/>	6 <input checked="" type="checkbox"/>	6 <input type="checkbox"/>

Remarks:

1. Site is zoned "CR" for general commercial, and it is located in the Avenue of Flags (AOF) Specific Plan and has been reviewed against these guidelines.
2. The Site is located in District 1, Opportunity Site Area O-1, Planning Unit W1, of the Avenue -- intended for use of auto-oriented services. The proposed ARCO is an encouraged use. (Chapter 2 & 3 of AOF)
3. The Specific Plan encourages Zero Lot line development with 25' max. setbacks. Because of the proposed use, ensure the City is willing to grant a variance for these requirements.
4. It appears the building complies with the Mercantile Building Type, broken into small modules.
5. While the façade is broken into nice modules, it is encouraged to provide more variation in the wall plane depth / building massing -- a stepped, or set-back façade. (p.73)
6. Provide a trash enclosure with appropriate access and screening (landscaping). Trash enclosures should be separated from adjacent parking stalls by a minimum 3' wide planter with low growing plants. Trash enclosures should be screened from public view (p.72, 80).
7. Trash enclosures should be consistent with the design of the project and building architecture. (p. 81)
8. Trash enclosures should have pedestrian gates so that large access gates do not need to be opened as often. (p.82)
9. Please provide adequate site lighting and depict on a site lighting plan, or where appropriate in the current set. Building lighting has not been indicated nor has the lighting at the canopy. The sign program does not appear to indicate if the signs are LED lit or not. Please clarify these elements. (We have noted that the colored elevation sheet provided indicates an illuminated AMPM sign.)

Attachment 3

Remarks Continued:

*Referenced chapters 2 and 3 of The Avenue of Flags Specific Plan and pages 59-86 of Buellton Design Guidelines for comments.

BUILDING DESIGN:

	N/A	Complete	Complete w/ Corrections	Incomplete
1. Design Style	1 <input type="checkbox"/>	1 <input type="checkbox"/>	1 <input checked="" type="checkbox"/>	1 <input type="checkbox"/>
2. Color Schemes	2 <input type="checkbox"/>	2 <input type="checkbox"/>	2 <input checked="" type="checkbox"/>	2 <input type="checkbox"/>
3. Detailing	3 <input type="checkbox"/>	3 <input type="checkbox"/>	3 <input type="checkbox"/>	3 <input checked="" type="checkbox"/>
4.	4 <input type="checkbox"/>	4 <input type="checkbox"/>	4 <input type="checkbox"/>	4 <input type="checkbox"/>
5.	5 <input type="checkbox"/>	5 <input type="checkbox"/>	5 <input type="checkbox"/>	5 <input type="checkbox"/>

Remarks:

1. Architectural Style is not indicated, but appears to be Art Deco which is required for this site.
2. Please show the exterior stairways on the exterior elevations. Note that exterior ramps, stairways, gutters, downspouts, and other functional elements of a structure should be architecturally integrated into the design of the building. Thin, open metal, prefabricated stairs are discouraged. (p. 74) Please design these elements within the Art Deco Guidelines.
3. Please provide a canopy over the gas pumps that complies with Art Deco design guidelines.
4. Wood (or imitation wood) is not typically a material that is found in Art Deco. Please reconsider materials.
5. Please provide a second floor plan. It appears that there is no door to the second floor? There are minimal windows to the office spaces above.
6. Please revisit the tower element design.
7. Please provide exterior light fixture locations and intended design. Currently the awnings are indicated as light fixtures on the elevations.
8. Reconsider awning materials. Steel is not a common material in Art Deco.
9. Please clarify roof drainage and how it will tie into the site's drainage system design.
10. Please provide detailing of elements specific to the project and to communicate design intent. Typical details include roof eaves, gutters and downspouts, window trims, awnings/overhangs, parapets, and any other character/project specific features.
11. Please provide details of the roof coping elements and ensure compliance with Art Deco design style.
12. Please review the sign program. It does not currently comply with Art Deco design guidelines. It also does not indicate if there will be signage for the second floor offices. (Chapter 3, Section I)
13. Please re-review Buellton Design Guidelines and the Avenue of Flags Specific Plan for compliance.

*Referenced chapters 2 and 3 of The Avenue of Flags Specific Plan and pages 59-86 of Buellton Design Guidelines for comments.