



CITY OF BUELLTON

PLANNING COMMISSION AGENDA

**Regular Meeting of February 16, 2017 – 6:00 p.m.
City Council Chambers
140 West Highway 246, Buellton, California**

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

CALL TO ORDER

Chair Mercado

PLEDGE OF ALLEGIANCE

Commissioner McLaughlin

ROLL CALL

Commissioners Dan Heedy, Morgen McLaughlin, Joe Padilla, Vice Chair Brian Dunstan and Chair Art Mercado

REORDERING OF AGENDA

PRESENTATIONS

None

APPROVAL OF MINUTES

- 1. Minutes of the regular Planning Commission meeting of January 19, 2017**

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 -The Central Townhomes Project, 17-FDP-01 and TTM 31059**
❖ *(Staff Contact: Assistant Planner Andrea Keefer)*

WRITTEN COMMUNICATIONS

PLANNING COMMISSIONER COMMENTS

PLANNING DIRECTOR REPORT

ADJOURNMENT

To the next regularly scheduled Planning Commission meeting of Thursday, March 2, 2017 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 January 19, 2017 – 6:00 p.m.
City Council Chambers, 140 West Highway 246
Buellton, California**

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Commissioner Padilla led the Pledge of Allegiance

ROLL CALL

Present: Commissioners Dan Heedy, Morgan McLaughlin, Joe Padilla,
Vice Chair Brian Dunstan and Chair Art Mercado

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

REORDERING OF AGENDA

The agenda was reordered to allow the Planning Directors report to be heard before Other Business.

PRESENTATIONS

None

APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of January 5, 2017

MOTION:

Commissioner Padilla moved and Commissioner McLaughlin seconded the motion to approve the Minutes of January 5, 2017.

VOTE:

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

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

None

PLANNING DIRECTOR REPORT

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

Contract City Planner, Irma Tucker updated the Commission on the Avenue of Flags Specific Plan.

OTHER BUSINESS

Commissioner Padilla recused himself from the dais for agenda items #2 and #3 due to the proximity of his employment to the proposed projects.

2. Preliminary Review -The Network, 16-FDP-07**STAFF REPORT:**

Assistant Planner Andrea Keefer presented the staff report.

SPEAKERS/DISCUSSION:

Gavin Moores, Applicant, presented an overview of the project with a PowerPoint presentation and introduced his project team.

Paul Poirier, Architect, addressed the site plan, parking, elevations and interior lighting.

Robert Adams, Landscape Architect, discussed the landscape plan noting drought tolerant landscaping, bike parking, swale vegetation and proposed a 10% increase to the landscape plans.

Nancy Emerson, WeWatch, Save Our Stars Committee, distributed literature explaining dark sky friendly lighting and reminded the Commission that light spill can affect the wild life in the River and Zaca Creek area.

The Commission spoke in favor of the project and discussed the following issues:

- Location of restrooms
- Clarification of the actual uses being proposed
- Parking, circulation, walkways, and paths
- ADA accessibility
- Requiring additional landscaping
- Add more interest/detail to the north elevations

3. **Preliminary Review - The Buellton Hub, 16-FDP-06**

Commissioner Heedy recused himself from the dais due to the proximity of his residence to the proposed project.

STAFF REPORT:

City Manager Marc Bierdzinski presented the staff report.

SPEAKERS/DISCUSSION:

Gavin Moores, Applicant, presented an overview of the project with a PowerPoint presentation and stated that he hopes to create an award winning project.

Ed DeVicente, Architect, referenced the elevations of the project and stated the project is graded above the floodplain.

Robert Adams, Landscape Architect, referenced the preservation of native plants and trees on the site as well as planned outdoor walkways, seating and vegetated bio-swales offering biological benefits as well as aesthetics.

Mike Hamilton, Civil Engineer, stated that the project goes above and beyond the storm water requirements.

Nancy Emerson, WeWatch, Save Our Stars Committee, commented on the outdoor lighting stating it needs to be carefully controlled to protect the neighboring wildlife.

The Commission spoke in favor of the project and discussed the following issues:

- Biological concerns
- Employee housing restrictions
- Density
- Additional architectural details on the industrial buildings

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

Commissioner Heedy suggested that red curbs be installed by the secondary exit out of the Village property on McMurray Road to deter large trucks from parking causing a sight obstruction upon exiting the driveway.

ADJOURNMENT

Chair Mercado adjourned the meeting at 8:20 p.m. to the next regular scheduled meeting of the Planning Commission to be held February 2, 2017 at the City Council Chambers, 140 West Highway 246, Buellton.

Art Mercado, Planning Commission Chair

ATTEST:

Clare Barcelona, Planning Commission Secretary

An audio CD of this Planning Commission Meeting is available upon request.

CITY OF BUELLTON
Planning Commission Agenda Staff Report

Planning Director Review: MIB
Planning Commission Agenda Item No: 2

To: The Honorable Chair and Commission Members
From: Andrea Keefer, Assistant Planner
Date: February 16, 2017
Subject: Preliminary Review of The Central Townhomes Project
17-FDP-01 and TTM 31059

BACKGROUND/DISCUSSION

Owner: James Kim, E & J Investment Group, LLC
Applicant: Sang Kim
Zoning: RM-16 (Multi-family Residential)
APN: 099-283-005,099-283-006 and 099-283-007

The proposed project is the development of an 11-unit multifamily residential project located at the north east corner of Central Avenue and First Street (APNs 099-283-005, 099-283-006, and 099-283-007) (Vicinity Map – Attachment 1). The site is 0.68 acres. The project site is designated as RM-16 (Multi-family Residential, 16 dwelling units per acre).

The project consists of a Final Development Plan (17-FDP-01) and Tentative Tract Map (TTM 31059). The purpose of the Tentative Tract Map is to create 11 individual lots for for-sale townhome units with one common lot. The project consists of two buildings, each three stories. Building 1 consists of 6 units and Building 2 consists of 5 units. The highest point on the building is 35 feet. The maximum height permitted is 35 feet.

Setbacks for multi-family townhome projects are from the main buildings to the property lines and not between individual units that are attached.

No proposed architectural style was included in the project submittal. Comments from the City's design consultant are forthcoming.

The townhomes include 8 three-bedroom units and 3 four-bedroom units. All units have 3 and ½ bathrooms. All the townhomes have private patios and/or balconies. A community center is provided for the residents in the existing building at the south east corner of the site. Additionally, an outdoor children's play area is provided. No details on the community building or playground have been provided.

There is an existing non-conforming building located at the corner of Central Avenue and First Street, at the south eastern edge of the property. The building is non-conforming as to its existing setbacks from the property line. Because an intensification of use is proposed on the site, the

existing building must meet setback requirements if development occurs on the site. The applicant is proposing to demolish a portion of this building and retain the other portion for the community center. Currently the portion that is proposed to be retained is located within the required front and side setback. If a portion of the building is to remain it must meet the current setback requirements.

The maximum allowed residential density for the project is 11.01 units. A total of 11 units are proposed. This is calculated based on the RM-16 development standards (code section 19.02.120), which allows a maximum of 16 dwelling units per acre. Because the site is 0.68 acres, 11.01 units are permitted on the site.

The inclusionary zoning regulations require that 15% of the residential units be affordable, which means that 1.65 units are required to be affordable. These 1.65 units shall have the following breakdown of affordability:

Income Level	Total # of Units Required
Very Low (40%)	0.65
Low (60%)	1
TOTAL	1.65

An in-lieu fee could be paid instead of providing the affordable housing; staff would support the payment of an in-lieu fee for the affordable units.

A total of 25 parking spaces are proposed. The Municipal Code requires 2.5 spaces per unit in multiple dwelling unit residential projects consisting of 3 or more bedrooms, and 1 guest space per 5 units. Using these standards, 27.5 parking spaces will be required for the residential units, as well as 3 guest spaces. A total of 31 parking spaces are required. Therefore, additional parking needs to be provided. Three bicycle parking spaces are also proposed.

In accordance with the California Environmental Quality Act (CEQA), the project as currently presented may qualify for a Class 32 Categorical Exemption – Infill Development. The final determination for the required level of environmental review will be made when the application is deemed complete.

The architectural, landscape, tentative map, and civil plans are included as Attachment 2. The plans, however, are lacking in many details required to fully review this project for conformance with the Municipal Code and staff will be making those comments in the incomplete letter.

Initial Staff Review

The project generally conforms to the City's Multi-Family Residential zone (RM-16) requirements, as summarized in the table below. An asterisk indicates that the project does not currently conform to the applicable development standard.

Development Standard	General Commercial (CR) Zone Requirements	Proposed Project
Minimum Lot Size	10,000 sq. ft.	30,000 sq. ft. (Tentative Map)
Front Setback*	20 feet	0 feet from existing building to First Street 47 feet to First Street for Bldg 1
Side Setback*	10 feet (20 feet street side)	10 feet to alley on east from Bldg 2 patios 2 feet from existing building to alley 20 feet to street side on Central Avenue
Rear Setback	10 feet	25 feet proposed
Site Coverage	30% Maximum for Dwellings	29.9% (Building Footprint)
Height Limit	35 feet	35 feet
Open Space*	Public: 40% of the net lot area Private: private balcony or patio per res. Unit (at least 20% of gross floor area)	44% of net lot area is dedicated as landscaping Unclear if patio/balcony requirement is met
Parking*	Three Bedroom Units: 2.5 spaces per unit x 8 units = 20 spaces Four Bedroom Units: 2.5 spaces per unit x 3 units = 7.5 spaces Visitor Parking: 1 space per 5 units = 3 spaces Total Required: 31 spaces	25 spaces (Including 22 covered parking in garages, and 3 visitor spaces)
Density	16 units per acre (0.68 acres = 11.01 units) 2,722 square feet max. gross land area per dwelling	11 units 800 sf - 900 sf of land area per dwelling unit

The following are initial staff comments regarding the project.

- Open Space:** Section 19.02.120 (A) of the Buellton Municipal Code requires that 40% of the net site area be dedicated to public open space/landscaping. This includes landscaped areas for common use, playgrounds, and other outdoor amenities for use by all residences. Private outdoor space is also required for condominium projects in the form of private patios or balconies (Code section 19.06.060 (D)). The project proposes to include both private and public open space. The plans show that each of the condominiums has a balcony and/or a patio. Building 1 provides a second story balcony for each unit, and some covered patio space near the front entrance. Building 2 provides a second story balcony and enclosed first floor patio at the rear of the building. The project description indicates that there is a total of 1,490 square feet of private open space in the form of patios or balconies. Per the Municipal Code, Planning Commission or City Council may require that the private patios be no less than 20% the gross floor area of the dwelling. However, based on the size of each unit, it does not appear that there is enough space to accommodate this amount of private outdoor patio space for each unit. Additionally, there is 13,200 square feet of

public open space area/landscaping with amenities such as a barbeque pit and outdoor children's play area. A total of 12,000 square feet are required.

- Density Requirement: Per code section 19.02.120(C) a site with a zoning designation of RM-16 can be developed to a maximum density of 16 units per acre. The project currently has a density of 16 units per acre. The project site is 0.68 acres, with 11 units proposed. The maximum gross land area per dwelling is 2,722 square feet. The land area for each dwelling ranges from 800 to 900 square feet. The project meets the maximum allowed density requirement.
- Staff has some concern with a high density residential project located next to single family residential dwellings. While the RM-16 zone permits this level of development, City staff recommends that the second and third stories that front Central Avenue be setback further to create a friendlier street presence. The City's design consultant will have additional comments/ recommendations to accomplish this.
- Because a tentative tract map is being processed, both the Final Development Plan and Tentative Tract Map will require final approval by the City Council.
- Color elevations shall be submitted.
- Plans do not show that they are drawn by a licensed Architect, Landscape Architect or Civil Engineer. Clarification and documentation is needed with information on the licensed professionals preparing these plans.
- Show connection from the on-site pedestrian path to each individual unit in the rear near the alley. Additionally, show connection from the on-site pedestrian path along Central Avenue to each individual unit that has frontage along Central.
- Plans need to show all public improvements. The Tentative Map and Site Plan need to show the new sidewalk and drive approaches. A 5-foot wide sidewalk needs to be extended along the property frontage on Central Avenue in the public right-of-way to complete the public sidewalk connection on the property with existing sidewalk on First Street.
- Driveway access from First Street needs to be accurately shown. The site plan shows the existing curb cut to remain with no access to the driveway. A new curb cut will be required.
- Provide more detail on the proposed fence/wall on the property line. A minimum of an 8-foot high wall must be provided along the North property line. The wall shall be masonry with wood inserts.
- Existing improvements are shown on the plans and are not noted as such. This makes it difficult to evaluate the proposed plans. Existing structures and improvements need to be shown on a separate sheet to avoid confusion and provide clarity as to what is being proposed for the site. A new, very detailed site plan with all required details from our submittal checklist needs to be shown without existing improvements shown.
- Provide more detail on the proposed board fence around the kids play area. The use of chain link will not be supported.
- An additional 180 cubic feet of storage space per residential unit in addition to closet and cabinet space may be required by the Commission. Please clearly indicate that this is provided on the plans.
- A Photometric Lighting Plan is required.

- Provide more detail on the landscape plans. It is unclear what type of ground material is proposed in a large portion of the site surrounding the building. Additionally, more variety is needed in tree and shrub types. Two tree types and one shrub type is not adequate.
- While it would be preferred that the pine trees remain, their location next to the play area is not appropriate, as the pine tree is likely to get a beetle infestation and die.
- Provide more detail on the design of the trash enclosure to ensure compliance with trash enclosure standards of MarBorg and the City's Community Design Guidelines.
- The plans do not show enough detail. Many items on our submittal checklist are missing or are inadequate. All items listed on the site plan check list need to be included on the plans, and in a high level of detail.
- The APNs listed on the Tentative Map are incorrect. List the correct APNs on the Tentative Map.
- The legal description of the property is incorrect on the project plans. However, it is correct on the Tentative Map. Show the correct legal description on all plans for consistency.
- Provide more detail on the proposed playground structure.
- Elevations of all buildings required; this includes the proposed clubhouse.

The following list is a summary of Public Works/Engineering Comments:

- The preliminary stormwater control plan references Tier 1 requirements but this project should be reviewed at Tier 2. The plan needs to be revised and resubmitted so the applicant is aware of additional constraints to the project with required LID treatment systems.
- A preliminary drainage (hydrology and hydraulic) study shall be submitted.
- A soils report shall be submitted.
- The grading plan needs to conform with the standards of the City of Buellton and as is, the plan is lacking many required details. This includes 100 feet of topographic lines beyond the project site to ensure proper transitions with existing facilities and lots. The grading plan also needs to show site drainage, facilities and details. There is no engineer's name/stamp or information on the grading plans and all information references the City of Lompoc.
- The grading plan does not match up with the proposed development plan -- resubmit completely revised plans that are consistent. The plans need to reflect stormwater improvements, including details.
- The erosion control plan needs a lot of clarification. Remove all superfluous information; only building foot prints should be shown and the proposed grading/drainage. All proposed measures should be in bold and clearly delineated.
- Where is the access to the street? There are two driveways shown, but they do not line up with the main drive between the buildings. Old driveways shall be abandoned and new curb/gutter installed. New driveway shall be shown.
- Proposed utilities (water, sewer, storm drain and dry utilities) shall be shown on the plans (or on a separate plan to clarify locations).
- The proposed Tentative Tract Map shows 13 lots. Lot 13 is for "open space". Please clarify if that includes the driveway, parking and playground area. "Common area" is

likely the more appropriate language. Easements in favor of Lots 1-12 over Lot 13 shall be identified.

- Identify any public easements that may be required on the site plans and Tentative map.
- Off-site improvements shall be shown, include full sidewalk installation along Central Avenue, sidewalk, curb and gutter and driveway improvements on First Street and any required improvements along the Alley-way.
- Additional items are required for the Tentative Tract Map. These details will be provided in the Incomplete Letter.

Comments from the Architectural Design Consultant and were not received in time to be included in this report. Any additional comments received will be forwarded to the Planning Commission.

A complete list of all comments and required corrections from staff and Planning Commission will be summarized in an incomplete letter 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 then 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 to either recommend denial or approval to the City Council.

RECOMMENDATION

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

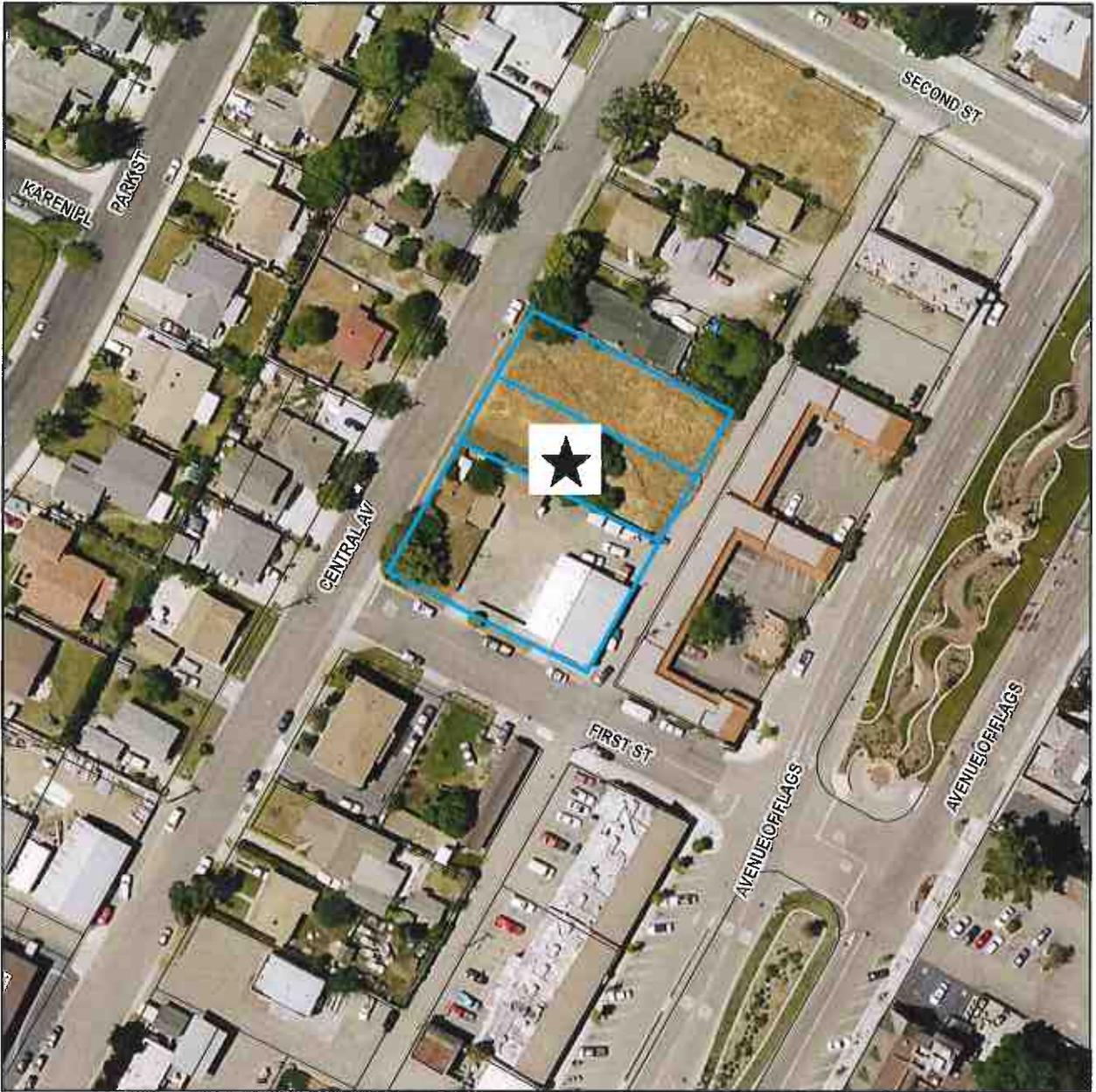
ATTACHMENTS

Attachment 1 - Vicinity Map

Attachment 2 - Architectural, landscape, tentative map, and civil plans

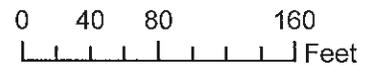


Attachment 1 - Vicinity Map



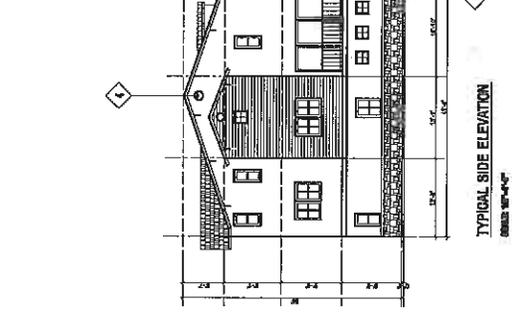
Legend

-  City Parcels
-  Project Location

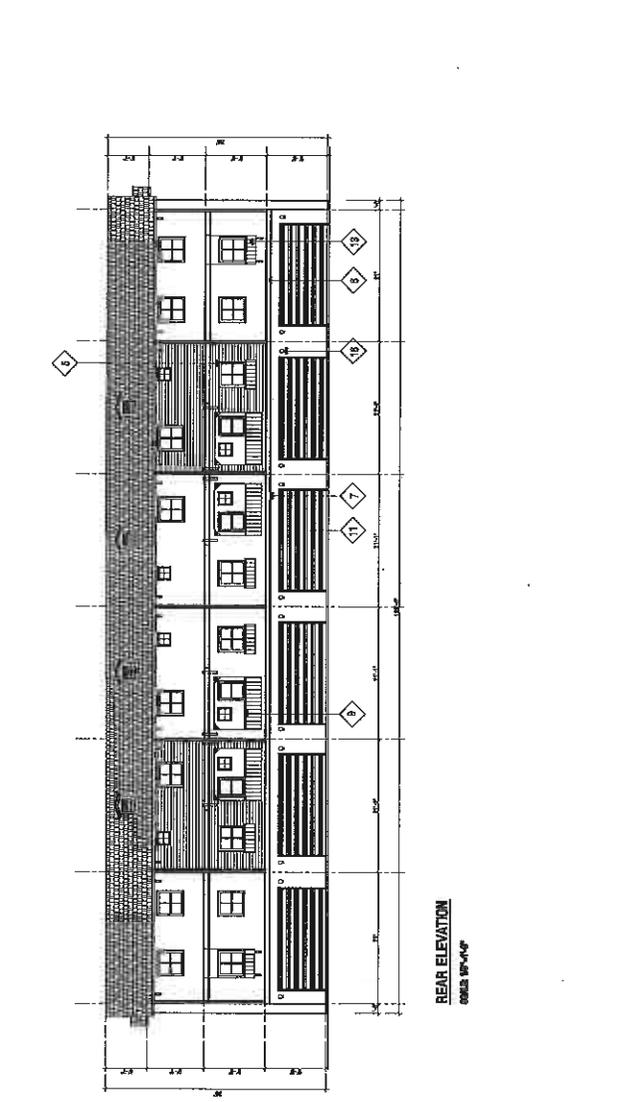
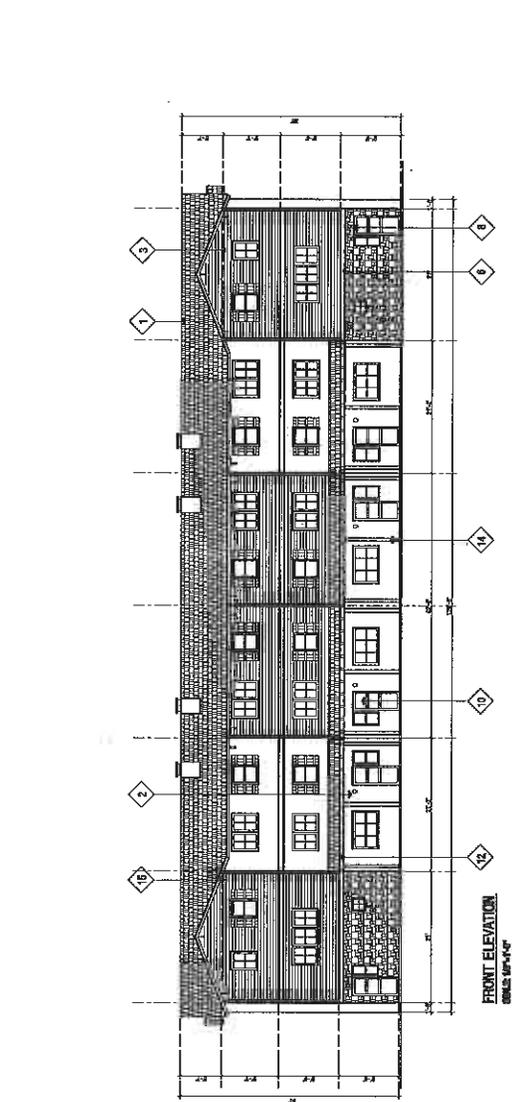


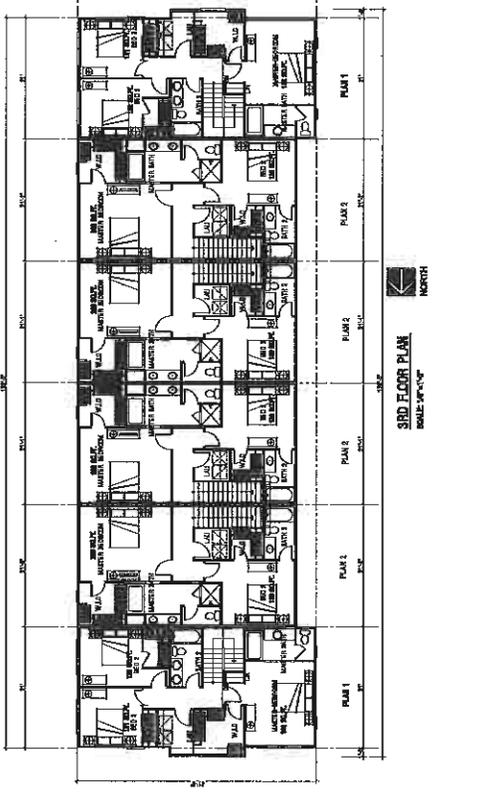
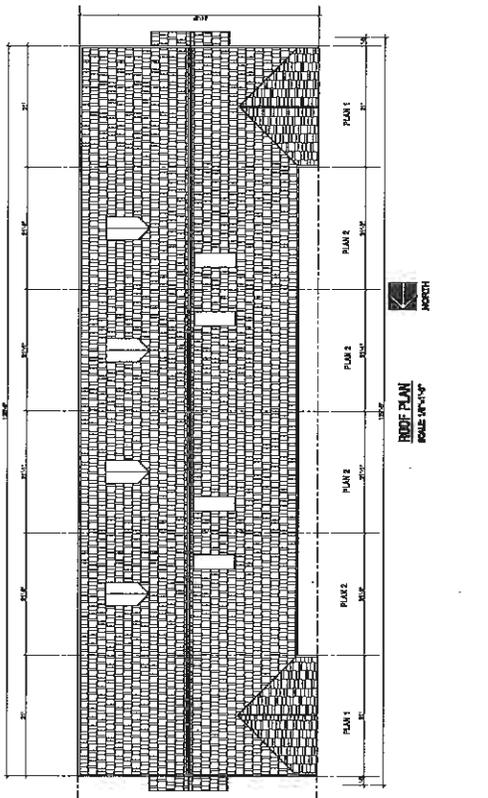
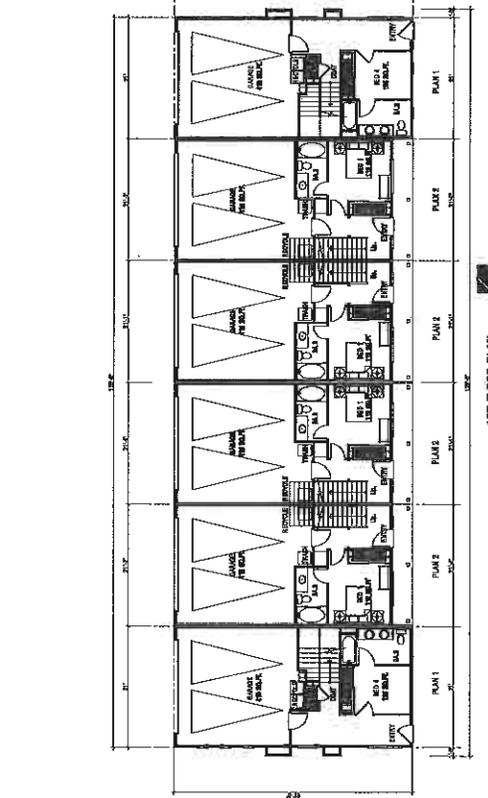
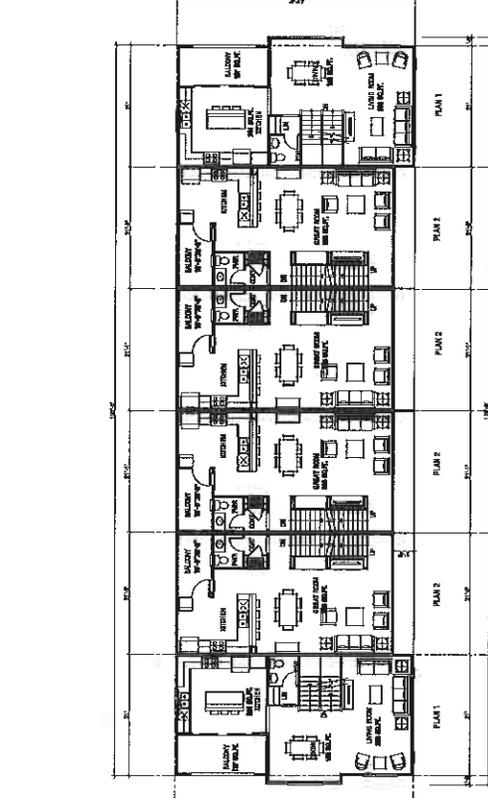
PROJECT: THE CENTRAL TOWN HOMES
 410 CENTRAL AVE. BOSTON, CA
 PREPARED FOR: FA INVESTMENT, LLC
 3001 HOOKS CT, TOWSON, CA 90885
 SHEET NO.: A-1-1
 DATE:

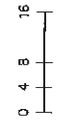
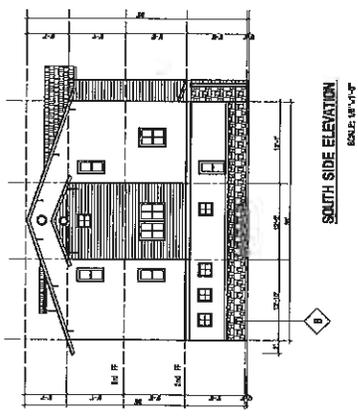
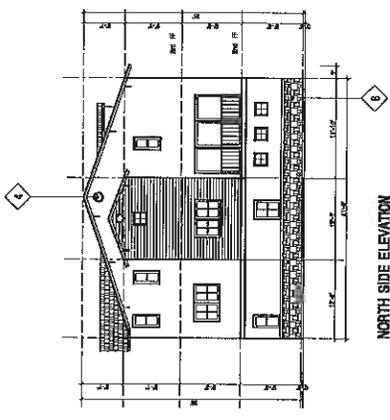
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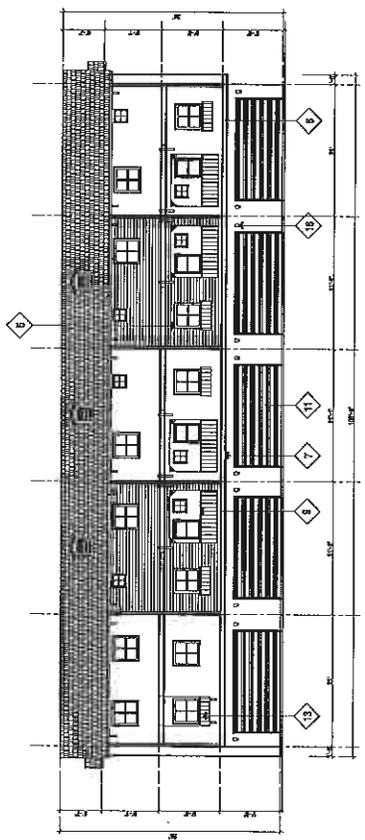
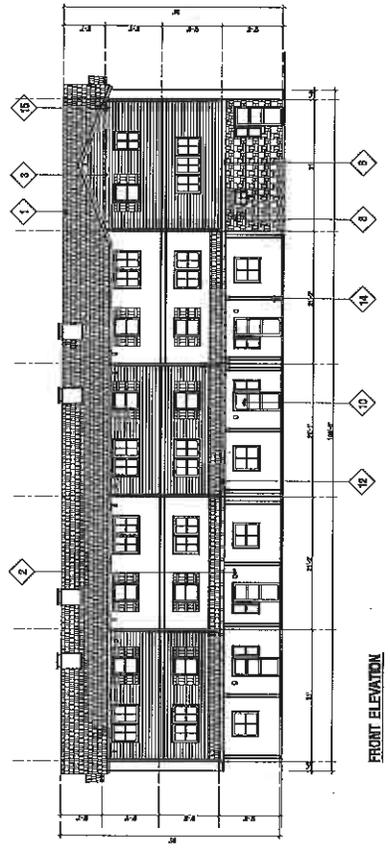
- MATERIAL LEGEND:**
- 1. CONCRETE BLOCK (SEE NOTES REGARDING FINISH)
 - 2. 1/2" BRICK AND MORTAR
 - 3. 1/2" BRICK
 - 4. STUCCO
 - 5. BRICK (SEE NOTES)
 - 6. BRICK (SEE NOTES)
 - 7. BRICK (SEE NOTES)
 - 8. BRICK (SEE NOTES)
 - 9. BRICK (SEE NOTES)
 - 10. BRICK (SEE NOTES)
 - 11. ALUMINUM AND GLASS WINDOW/DOOR
 - 12. STAINLESS STEEL
 - 13. BRASS
 - 14. BRASS
 - 15. BRASS
 - 16. BRASS

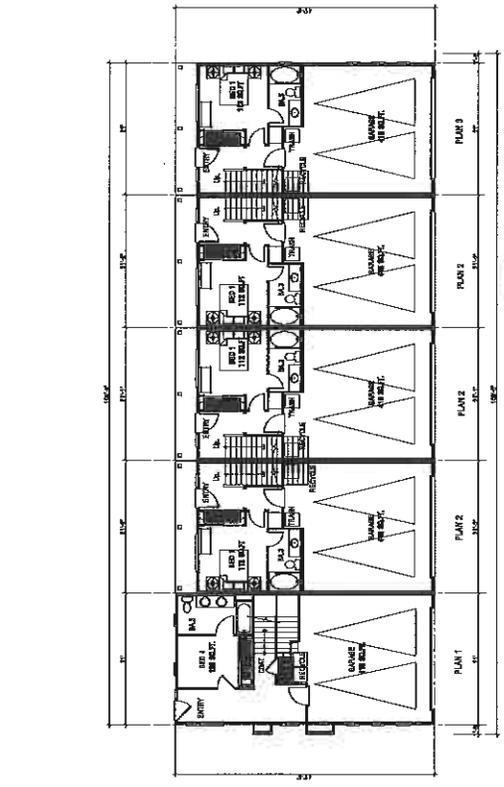




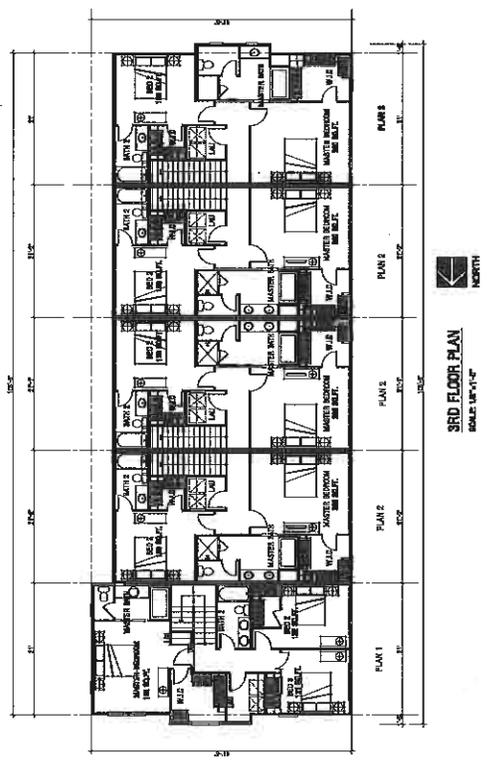


- MATERIAL LEGEND:**
- 1. CONCRETE BLOCK (FACE SHALL BEHAVE AS BR.)
 - 2. 2" POLYURETHANE INSULATION
 - 3. 1/2" GYPSUM BOARD
 - 4. 1/2" PLASTER
 - 5. 1/2" GYPSUM BOARD
 - 6. 1/2" PLASTER
 - 7. 1/2" GYPSUM BOARD
 - 8. 1/2" PLASTER
 - 9. 1/2" GYPSUM BOARD
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 - 14. 1/2" PLASTER
 - 15. 1/2" GYPSUM BOARD
 - 16. 1/2" PLASTER

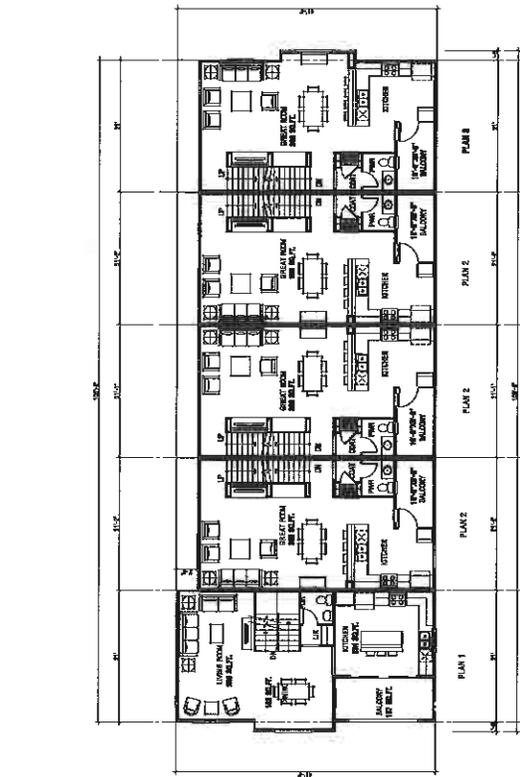




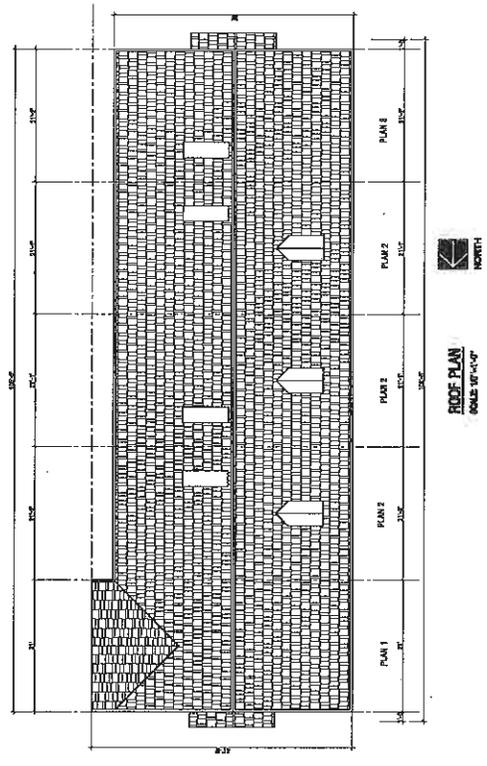
1ST FLOOR PLAN
SCALE 1/8"=1'-0"



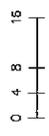
3RD FLOOR PLAN
SCALE 1/8"=1'-0"



2ND FLOOR PLAN
SCALE 1/8"=1'-0"



ROOF PLAN
SCALE 1/8"=1'-0"



PROJECT: THE CENTRAL TOWN HOMES
450 CENTRAL AVE, BELTTON, CA

ARCHITECT: F&J INVESTMENT, LLC
2001 HOOVER CT, TURKEY CREEK, CA 95075
VISA 831922700 FAX 925762333

DATE: 11/15/11
BY: [Signature]

SHEET NO. A-2-2

