



CITY OF BUELLTON

PLANNING COMMISSION AGENDA

**Regular Meeting of January 17, 2019 – 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 Dan Heedy

PLEDGE OF ALLEGIANCE

Commissioner Blokdyk

ROLL CALL

Commissioners Bob Blokdyk, Michael Eglin, Marcilo Sarquilla, Vice Chair Patty Hammel and Chair Dan Heedy

REORDERING OF AGENDA

PRESENTATIONS

None

APPROVAL OF MINUTES

- 1. Minutes of the regular Planning Commission meeting of January 3, 2019**

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 “Highway 246 @ Avenue of Flags Commercial Project”
(18-FDP-03, 18-LLA-02)**
❖ *(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, February 7, 2019 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

January 3, 2019 – 6:00 p.m.

City Council Chambers, 140 West Highway 246
Buellton, California

CALL TO ORDER

Vice Chair Heedy called the meeting to order at 6:05 p.m.

PLEDGE OF ALLEGIANCE

Commissioner Hammel led the Pledge of Allegiance

ROLL CALL

Present: Commissioners Bob Blokdyk, Patty Hammel, Marcilo Sarquilla
and Vice Chair Dan Heedy

Absent: Commissioner Michael Eglin

Staff: Planning Director Andrea Keefer
Staff Assistant/Planning Technician Clare Barcelona

REORDERING OF AGENDA

None

ELECTION OF OFFICERS

1. Election of Chair and Vice Chair

Motion by Commissioner Sarquilla and seconded by Commissioner Blokdyk to nominate Dan Heedy to serve as Planning Commission Chairman for calendar year 2019.
Motion passed with a 4-0 voice vote.

Motion by Chair Heedy and seconded by Commissioner Sarquilla to nominate Patty Hammel to serve as Planning Commission Vice Chair for calendar year 2019.
Motion passed with a 4-0 voice vote.

2. Appointments to Green Team Committee

The Planning Commission unanimously appointed the following Commissioners to the Green Team for 2019:

- Dan Heedy
- Patty Hammel

PRESENTATIONS

None

APPROVAL OF MINUTES

3. Minutes of the regular Planning Commission meeting of December 20, 2018

MOTION:

Chair Heedy moved and Commissioner Sarquilla seconded the motion to approve the Minutes of December 20, 2018.

VOTE:

Motion passed with a 2-0 voice vote with abstention by Commissioner Blokdyk and Vice Chair Hammel due to their absence from the meeting.

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

None

OTHER BUSINESS

4. Project Status Report

Planning Director Andrea Keefer updated the Commission on the status of current projects.

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

The Planning Commission welcomed newly appointed Commissioner Bob Blokdyk.

PLANNING DIRECTOR REPORT

None

ADJOURNMENT

Chair Heedy adjourned the meeting at 6:18 p.m. to the next regular scheduled meeting of the Planning Commission to be held January 17, 2019 at the City Council Chambers, 140 West Highway 246, Buellton, CA.

Chair Dan Heedy

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: AK
Planning Commission Agenda Item No: 2

To: The Honorable Chair and Commission Members
From: Irma Tucker, Contract City Planner
Meeting Date: January 17, 2019
Subject: Preliminary Review of "Highway 246 @ Avenue of Flags Commercial Project" (18-FDP-03, 18-LLA-02)

BACKGROUND/DISCUSSION

Owner: Glenn Hartman
Applicant/Agent: Daphne Romani, Sollievo Architects
Zoning: CR-SP (General Commercial - Specific Plan)
APN: 137-190-013, -022, -024, -030, -033

The application is a Final Development Plan (18-FDP-03) for the proposed development of two 1-story commercial buildings with patios and parking; and a Lot Line Adjustment (18-LLA-02) to realign the property line between two of the existing five parcels in order to allow for each building to be situated on a discrete parcel (total number of lots and acreage remain the same). The subject project is located at 20 E. Highway 246 on a 1.9 acre site, just east of Avenue of Flags. (**Attachment 1 – Vicinity Map**).

The project site is located in the Avenue of Flags (AOF) Specific Plan area, District 6, on a portion of Opportunity Site #10, which is suitable for a retail / commercial complex. The underlying zoning designation is CR-General Commercial, with a corresponding General Plan Land Use designation of GC-General Commercial. The project plans are being reviewed for compliance with the Specific Plan as well as any applicable Municipal Code requirements.

Proposed uses for the two buildings are as follow:

- Building #1 – One (1) Restaurant and four (4) Retail/Tasting Rooms 6,764.5 s.f.
 - Building #2 – Four (4) Retail/Tasting Rooms 3,764.5 s.f.
- Total Building Area Square Footage: 10,529.0 s.f.

Patios – with permanent outdoor seating (counts toward parking requirement): 6,347.0 s.f.

Amenities include landscaped courtyard plaza areas with outdoor patios, a bocce ball court, pedestrian pathways, decorative hardscape, and views of Zaca Creek. Three existing commercial buildings totaling 3,843 s.f. (including the former Tres Rosas Restaurant) are proposed for demolition.

The irregularly shaped site is constrained by Zaca Creek, which flows through (partly in an underground channel) and alongside the southerly portion of the property. Thus, a portion of the site is within the 100-Year Flood Zone (**Attachment 2 – 100-Year Flood Zone Map**); grading may be required to bring the building pad into compliance with the City's Floodplain ordinance.

A portion of the property is also within an Affordable Housing Overlay Zone; it is listed as AHOZ Site No. VII, on which priority is expressly given for commercial uses over residential.

Adjacent to the subject property on the west are Ellen's Pancake House and Coast Auto Sales (used car lot). Flying Flags Resort is located to the south (beyond Zaca Creek) and a vacant lot is to the east.

The Applicant's project description is attached hereto (**Attachment 3**). Proposed Project Plans consisting of preliminary Site Plan, Floor Plans, Exterior Elevations, Landscape Plan, Site Lighting, Grading Plan, and Sign Summary) are attached hereto (**Attachment 4**). The Lot Line Adjustment map is also attached (**Attachment 5**). Technical studies (Zaca Creek High Water Calculations, Geotechnical Investigation, Phase 1 Environmental Site Assessment, Stormwater Control Plan) as well as a title report were submitted and are on file at the Planning Department.

INITIAL STAFF REVIEW

As identified in the AOF Specific Plan, the 1.9-acre project site is located on a portion of Opportunity Site #10, which is suitable for a retail / commercial complex use, as proposed by the Project.

The proposed building footprint is 10,529 square feet, which is just under 13% of the parcel area. The landscape area encompasses a total of 13,216 square feet, which is approximately 16% of the site. The remainder of the site is utilized for hardscape, parking, and pedestrian/vehicular circulation.

The proposed Project generally conforms with the AOF Specific Plan development 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.

Building Height

Per the AOF Specific Plan, a building height of 16 feet minimum and 35 feet maximum is allowed (without Development Opportunity Reserve (DOR) incentive, which is not being requested for this project.) In compliance with the Specific Plan, the proposed height of Bldg #1 varies from 18 feet to 23 feet, with architectural elements of the restaurant facade extending to 25 feet; Bldg #2 height varies from 17 feet to 19 feet.

Setbacks & Adjacencies

Proposed setbacks from front property line along Highway 246 are: (Bldg #1) variable 6 feet to 8 feet 10 inches and (Bldg #2) variable 6 feet to 29* feet (*measured from edge of sidewalk due to irregular lot line along street frontage). The two proposed buildings are placed at street grade, close to the front property line along Highway 246, but setback slightly or at an angle due to irregular lot line constraints; building placement generally fulfills the AOF Specific Plan intent of creating a pedestrian friendly street facade.

Rear yard setbacks vary from 100 to 200+ feet and generally follow the contour of Zaca Creek. Top-of-bank and related 50 foot setback for Zaca Creek needs to be shown on all plans. Parking, drive aisles and trails are allowable uses within the setback area.

Side yard setbacks are 10 feet on the east and 3* feet on the west (*measured from an existing low retaining wall). To the west of the low retaining wall, there is an additional 45 foot wide parcel of vacant land that is currently being used by the car lot on the corner but which is actually part of the subject

property. The Project plans show a proposed new 5 foot wood fence separating Bldg #1 from this westerly land area; a description of the proposed use for this parcel is required. Further south in this same location, the Bldg #1 Restaurant Patio and Bocce Ball court area abut Ellen's Pancake House to the west. Transitional elements between Ellen's and the Project need to be identified on both the site plan and landscape plan.

Parking

The proposed project generally conforms with the AOF Specific Plan and applicable Municipal Code parking standards. The Specific Plan requires an estimated 61 on-site parking spaces, calculated at 1 space per 300 square feet of commercial, restaurant space and permanent outdoor seating space, and an additional 1 space per 2 employees. The project provides 73 spaces, including 3 handicapped accessible spaces, plus the required one (1) loading space. Bicycle racks are required and will need to be shown on the plans. At this time no tenants have been secured so the number of employees (and thus the parking calculation) is estimated and the overall site hours of operation are unknown at this time.

Architectural Design

The Project has undergone Architectural Design Review by the City's contract Architect. Comments from this review process are attached (**Attachment 6**). While the Project generally complies with the Art Deco design, there are elements that are missing or need to be further developed. This includes: building massing and articulation, alternate color schemes, art deco design details, trellis and fencing details.

It is appreciated that the Project incorporates elements of the former Tres Rosas restaurant façade along Highway 246 into design of the proposed new restaurant.

Trash enclosures shall be consistent with the building architectural style; elevations and design details need to be provided. The City's trash collection service, Marborg, will need to review trash/recycling area plans and provide a letter approving the layout and accessibility.

Landscaping/Hardscape

The plans indicate that approximately 16% of the project site will be covered in landscaping; a minimum of 15% is required in CR zones. Hardscape areas consisting of decorative Art Deco concrete paving patterns, decomposed granite pathways and recreation areas are also proposed; please show calculation of square footage for hardscape areas.

The landscape plan shows 6 mature trees to be removed, while the site plan indicates removal of an additional 4 trees (total of 10 trees removed); none of these trees fall under the City's Native Tree Protection Ordinance. The site plan and landscape need to be consistent in regards to identifying trees to be removed; please revise plans accordingly.

An additional street tree may be required along Highway 246. Identify landscape materials for light green shaded areas and parking lot screening/plantings along Zaca Creek.

The preliminary plant list reflects several trees which are not on the City's approved tree planting list. Trees that are not on the list may be planted if they are well-suited for this climate zone; please provide supporting information as applicable for non-listed trees.

Top-of-bank and related 50 foot setback for Zaca Creek needs to be delineated on plans. Parking, multi-purpose trails and drive aisles are allowable uses within the setback area. A 10 foot landscaped buffer area from top-of-bank may be required. Zaca Creek frontage would be a suitable location for pedestrian paths and other amenities that would enable customers/the public to enjoy the creek corridor's scenery and,

with suitable fencing/landscaping along the top-of-bank, would serve to reduce human intrusion into the creek channel.

Is any creek restoration planned? Landscaping which impacts Zaca Creek shall be coordinated with applicable regulatory agencies, and appropriate permits obtained.

Signage

Municipal Code signage allowances for commercial zones are calculated at one square foot of sign area per lineal foot of the longest street property frontage, and an additional one-half square foot of sign area per lineal foot of side street frontage. Any case in which the aggregate sign area exceeds four hundred square feet requires a minor use permit.

With approximate (*) street frontages of 372 feet along Highway 246 (longest frontage) and 202 feet on Avenue of Flags (side street), it is estimated that a maximum aggregate sign area of 473 square feet is allowed for the Project. (* Because the site plan does not fully label dimensions for all street frontages, the above calculation of allowable sign area is an estimate only based on measurement take-offs from the site plan.)

The Sign Summary submitted reflects only proposed wall signage for the front facades of Bldgs #1 and #2, for a total of 73 square feet of neon signs; no other information regarding signage was submitted. A Master Sign Program reflecting all proposed signage (wall, tenant, door, monument/bldg id, directory, etc.) and in sufficient detail to allow for calculation of compliance with the City's Sign Ordinance (Municipal Code Section 19.04) shall be required.

Signage design would need to be aesthetically compatible with the Art Deco design style and applicable standards of the AOF Specific Plan, which allows neon signs in limited amounts. The neon signs proposed in the Sign Summary will be reviewed to determine general compliance with the Specific Plan; no additional neon signs would likely be considered.

Lighting

The project plans provide some information on exterior lighting, however, location of all light fixtures needs to be clearly labeled. All exterior light fixtures shall be consistent with the Art Deco style; please provide alternate styles for wall sconces and a clearer example for restaurant blade light to enable evaluation. Specifications shall indicate compliance with dark sky friendly requirements; ratings below 3500 Kelvin are recommended.

Project Access

Vehicular access to the project is provided via two driveways; main access is along Highway 246 via an existing driveway, which needs to be evaluated for adequacy, and secondary access / through-circulation is provided via a new driveway on Avenue of Flags, south of Ellen's Restaurant. Proposed street and sidewalk improvements shall be clearly identified on the plans.

Pedestrian access is provided along the front and rear of both Buildings #1 and #2. The landscape plan shows a gravel path connecting the southwesterly parking area to Flying Flags on the south, neither the site plan nor the civil plans reflect this element; all plans need to be consistent. The pedestrian path of travel throughout the entire site needs to be identified.

Site constraints include a triangular shaped parcel, located at the main access driveway on Highway 246; this parcel is currently a public right-of-way and also provides access to the Zaca Creek flood control headwall/culverts. The Project will need to request an easement from applicable agencies for access

across this parcel; an encroachment permit and maintenance agreement may also be required as the Project proposes to construct a drive aisle, sidewalks and landscaping on this triangular parcel.

Drive aisle, parking lot and trash area construction that impact Zaca Creek, including improvements adjacent to the existing flood control structures, need to be further defined with Public Works and coordinated with applicable regulatory agencies (e.g. Dept of Fish & Wildlife, Water Quality Control Board, etc); appropriate permits shall be obtained.

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.

INITIAL STAFF COMMENTS

In addition to the above discussion, the following are initial staff comments on the proposed project:

1. Site and Architectural Plans
 - a. All plans, including the site plan, need to be fully dimensioned and clearly labeled to show all parcels which are / are not a part of the proposed Project.
 - b. Proposed uses need to be identified for all parcels that are a part of the Project, including the parcel currently used by Coast Auto Sales and the triangular right-of-way parcel on Highway 246. All proposed structures and building setbacks to be labeled. Street frontages to be dimensioned.
 - c. All plans to show location, top-of-bank, setbacks, and width/dimensions of Zaca Creek.
 - d. Site plan to show: dimensioned parking spaces and drive aisles, with the flow of pedestrian and vehicular indicated by arrows; bicycle parking and storage facilities; proposed walls and fences.
 - e. Revise architectural and site plans to address comments in the Architectural Design Review report, staff comments and Planning Commission comments.
 - f. Submit a master sign program.
 - g. Submit fully dimensioned color elevations of all sides of all proposed buildings; show building heights from average finish grade.
 - a. A color/materials board and color rendering will be required at least 3 weeks prior to Planning Commission hearing on the Final Development Plan.
 - h. Submit trash and recycle area plans to Marborg for review and incorporate required design considerations into revised plans.
 - i. Site plan and landscape plan to be consistent with one another, including trees proposed for retention and removal.

- j. Location and use of nearest structures on adjacent properties shall be labeled; use grayed-out or different lines/patterns, clearly labeled and consistent with site legend.
2. Landscape and Lighting Plans
 - a. Landscape plan shows items that are not on the site plan: a proposed trailer in the bocce ball area and pedestrian path to Flying Flags; revised plans as applicable.
 - b. An additional street tree is recommended on Highway 246 at the western edge of the proposed restaurant building.
 - c. Identify landscape materials for light green shaded areas and parking lot screening/plantings along Zaca Creek frontage.
 - d. Provide information supporting suitability of proposed trees not on City's approved tree list.
 - e. Show hardscape calculations.
 - f. Landscape Plans must include the Model Water Efficiency Landscape Ordinance statement to ensure compliance.
 - g. Exterior lighting to be consistent with Art Deco. Clearly label location of all light fixtures. Provide alternate styles for wall sconces and clarify blade light. Specifications to comply with dark sky friendly requirements.
 3. Public Works / Engineering
 - a. Title Report should be within 6 months of this submittal, please resubmit a current one (the one submitted is from 2017).
 - b. Show all existing and proposed private and public easements, with dimensions.
 - c. Show all proposed street and sidewalk improvements, including design details as applicable.
 - d. High water mark study is inconsistent with the FIRM maps from FEMA. A flood study should be provided and FIRM map revision proposed if the flood study data results are recommended to be followed instead of the data on the current FIRM. The base flood elevation mark provided in the FIRM is approximately 356', which requires a finished floor elevation of 357. Pre- and post-construction flood conditions mapping should be provided to see the impact to up and downstream properties.
 - e. Grading plans need to clearly delineate limits of construction and include current topography on and at least 50' off-site.
 - f. Existing public sewer and water mains run through or are in the vicinity of the project. Clearly identify and show the locations on the plans to ensure there is no conflict with proposed improvements.
 - g. Provide design details for drive aisle particularly at flood control culverts/headwall to ensure there is not conflict with the proposed improvements.
 - h. Provide any initial comments from DFG/DFW and other applicable regulatory agencies regarding Zaca Creek.
 - i. Provide 1' contour topography, identify top of bank for Zaca Creek and delineate required set-backs.
 - j. Show and identify on-site drainage facilities.
 - k. Show and identify proposed utility lines/connections, including proposed fire hydrants.

1. Show and identify the proposed stormwater/water quality facilities. According to the study, an infiltration basin is proposed.

4. Lot Line Adjustment Map
 - a. Clearly delineate existing vs proposed property lines and proposed initial lots vs final lots.
 - b. Review Lot Line Adjustment application checklist and provide all items requested.

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 after the environmental review is completed. 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 – 100-Year Flood Zone Map

Attachment 3 – Applicant's Project Description

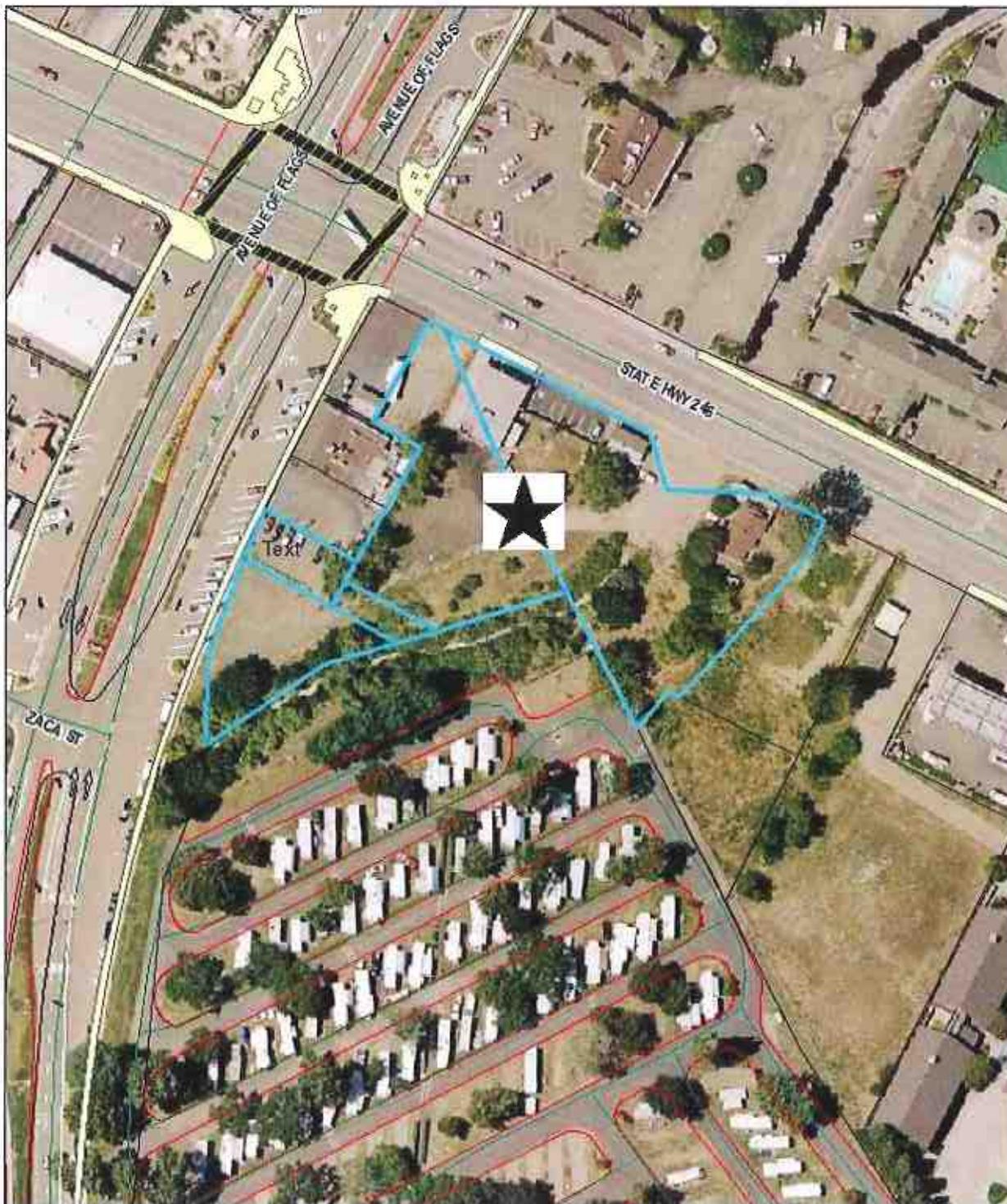
Attachment 4 – Project Plans (Site Plan, Floor Plans, Exterior Elevations, Landscape Plan, Lighting, Grading Plan, Sign Summary)

Attachment 5 – Lot Line Adjustment Map

Attachment 6 – Design Review Comments

VICINITY MAP

Hartman - Hwy 246 @ Avenue of Flags Commercial Project

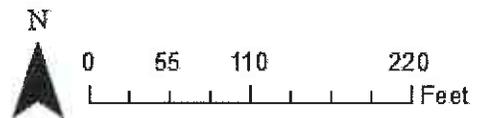


Project Location



0 55 110 220 Feet

100-Year Flood Zone Map Hartman - Hwy 246 @ Avenue of Flags Commercial Project



Attachment 3



SOLLIEVO
SYSTEMS FOR CONSCIOUS LIVING
ARCHITECTURE & DESIGN



**HWY 246 @ AVE. OF FLAGS DEVELOPMENT
PROJECT DESCRIPTION AND PROPOSED USE**

12/10/18

The proposed development is envisioning the creation of 1 restaurant (3,000 s.f.) and 8 retails/tasting rooms. At this time no tenant has secured any space.

2 structures with patios and parking.

| | |
|---|---------------------------|
| BLDG. 1: (1) Restaurant + (4) Tasting Rooms (separate tenants)= | 6,764.5 s.f. Gross |
| BLDG. 2 : (4) Tasting Rooms (separate tenants)= | <u>3,764.5 s.f. Gross</u> |
| | 10,529 s.f. Total |

| | |
|--------|------------|
| Patios | 6,347 s.f. |
|--------|------------|

Table 3-12 (Page 3-63)

Land Use

Restaurants, cafes and bars

Retail stores, general merchandise, (includes: food & beverage sales, markets, specialty stores, galleries, wine/beer/spirits sales and tasting)

* Floor area utilized for permanent outdoor seating (for patrons) may need to be considered when calculating number of parking spaces required

Number of Parking Spaces Required

1 per 300 sq. ft. of area for patrons*
1 per 2 employees
1 per 300 sq. ft. of gross floor area*

Parking Calculation

(10,529 s.f. + 6,347 s.f.) /300= 35.92 ---- 57 parking spaces required

Employees= 8/2=4 4 parking spaces required

61 parking spaces required TOTAL

Parking provided=

73 spaces provided total

including 3 accessible spaces

The site currently has 3 commercial/residential structures that are slated for demolition.

The existing structures are 2,308 s.f., 1,039 s.f. and 496 s.f.

No hazardous substances will be used or housed on the site.

None of the proposed uses will generate substantial odors beyond standard restaurant use.

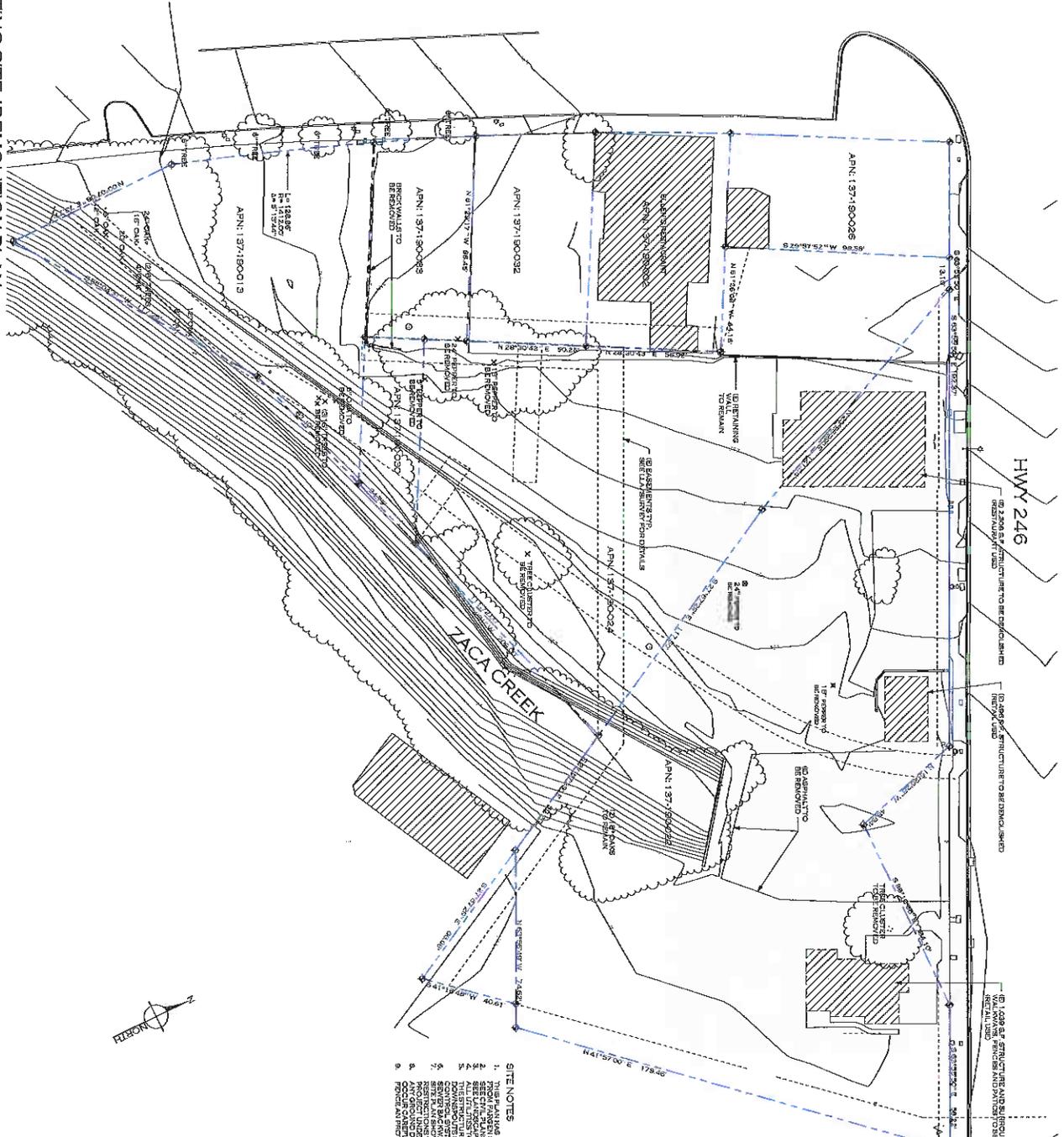
At this time no tenants have been secured so the number of employees is estimated and the overall site hours of operation are unknown.

AVENUE OF FLAGS

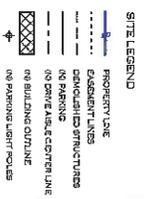
EXISTING SITE/DEMOLITION PLAN

SCALE: 1" = 200'

Attachment 4



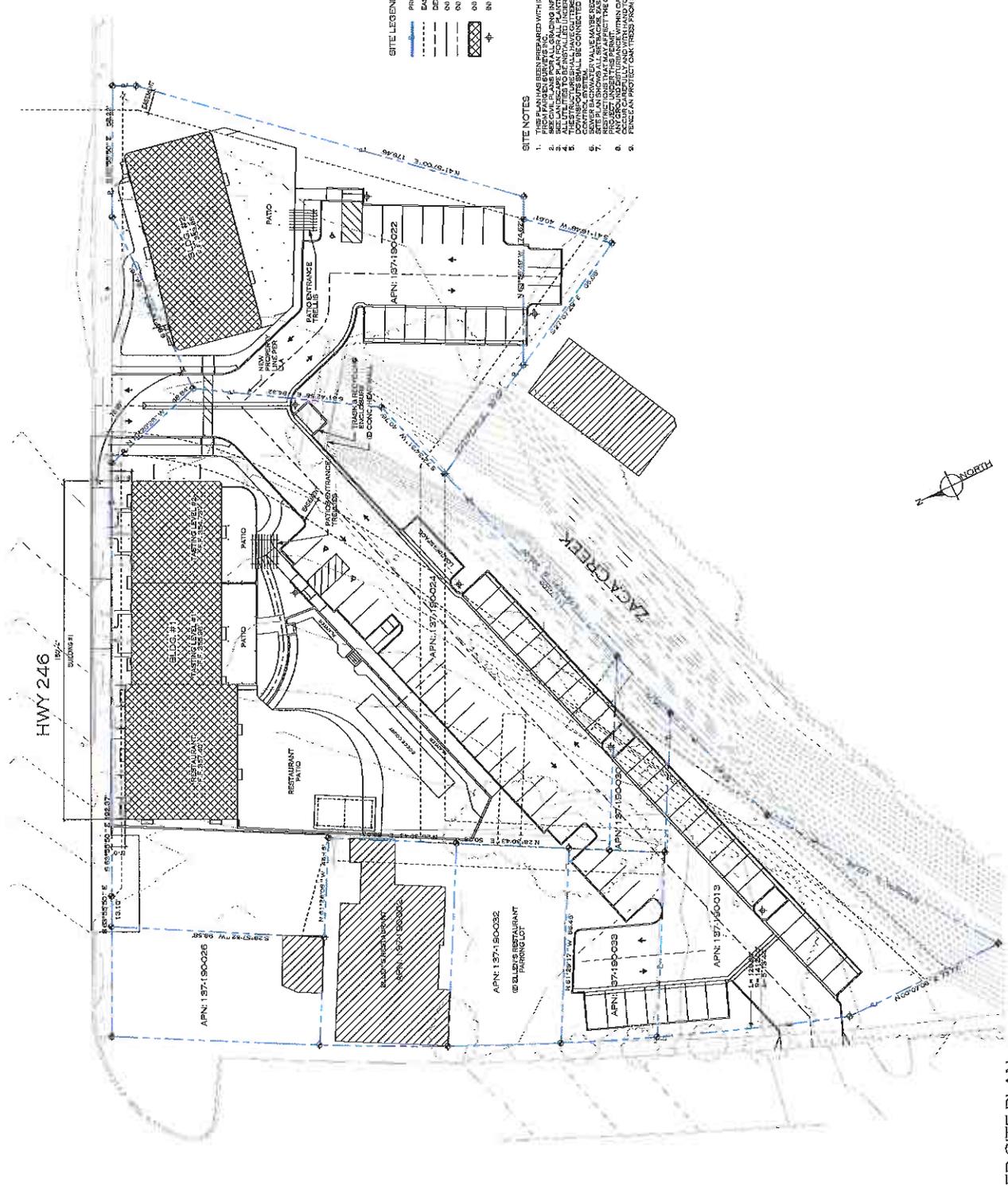
- SITE NOTES**
1. FROM EXISTING SURVEY DATA.
 2. SEE THE PLAN FOR A FULL DESCRIPTION OF THE PROPOSED WORK.
 3. ALL UTILITIES TO BE REMOVED SHALL BE IDENTIFIED AND DELETED FROM THE PLAN.
 4. DOWNSTREAMERS SHALL BE NOTIFIED AND ADVISED OF THE PROPOSED WORK.
 5. THE PROPOSED DRIVE SHALL BE CONSTRUCTED TO THE CENTERLINE OF THE DRIVE AS SHOWN ON THIS PLAN.
 6. THE PROPOSED DRIVE SHALL BE CONSTRUCTED TO THE CENTERLINE OF THE DRIVE AS SHOWN ON THIS PLAN.



| | | | |
|---------------------------------|---|---|---|
| <p>SHEET # A.1.0</p> | <p>PROJECT # HWY 246 @ AVE OF FLAGS</p> <p>220 AVENUE OF FLAGS; 26 EAST HIGHWAY 246 BUELLTON, CA 93427</p> | <p>SHEET NAME EXISTING SITE/DEMOLITION PLAN</p> <p>DATE 12/10/18</p> | <p>SOLLIEVO SYSTEMS FOR CONSCIOUS LIVING ARCHITECTURE & DESIGN</p> <p>P.O. BOX 371 LIMA MOUNTAIN, CA 93416 9091.230.9462</p> <p><small>CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES.</small></p> |
|---------------------------------|---|---|---|

- SITE LEGEND**
- PROPERTY LINE
 - BASEMENT LINES
 - DEMOLISHED STRUCTURES
 - ON PARKING
 - ON DRIVE AISLE CENTER LINE
 - ON BUILDING OUTLINE
 - ON PARKING LIGHT POLES

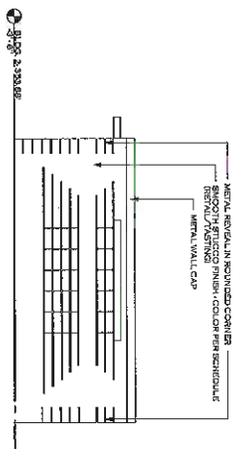
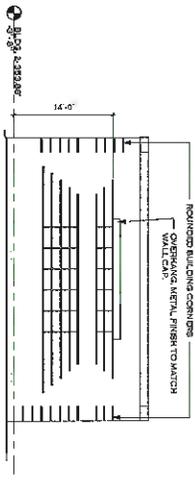
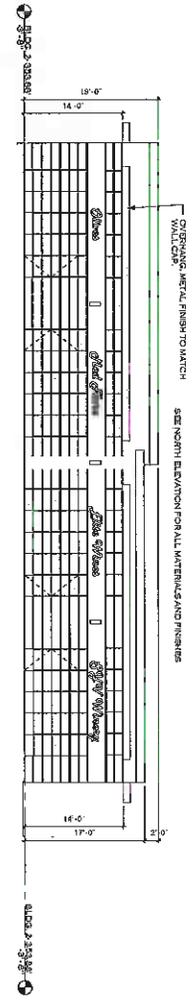
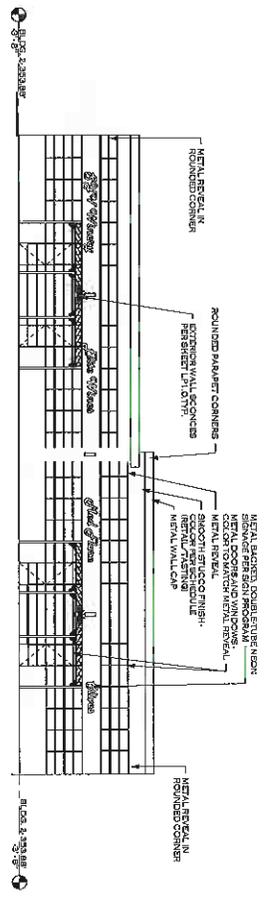
- SITE NOTES**
1. THIS PLAN HAS BEEN PREPARED WITH INFORMATION OBTAINED FROM THE RECORD PLANS FOR ALL EXISTING INFORMATION.
 2. ALL UTILITIES TO BE EXPOSED AND RELOCATED SHALL BE SHOWN ON THIS PLAN.
 3. ALL UTILITIES TO BE EXPOSED AND RELOCATED SHALL BE SHOWN ON THIS PLAN.
 4. ALL UTILITIES TO BE EXPOSED AND RELOCATED SHALL BE SHOWN ON THIS PLAN.
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 7. ALL UTILITIES TO BE EXPOSED AND RELOCATED SHALL BE SHOWN ON THIS PLAN.
 8. ALL UTILITIES TO BE EXPOSED AND RELOCATED SHALL BE SHOWN ON THIS PLAN.
 9. ALL UTILITIES TO BE EXPOSED AND RELOCATED SHALL BE SHOWN ON THIS PLAN.
 10. ALL UTILITIES TO BE EXPOSED AND RELOCATED SHALL BE SHOWN ON THIS PLAN.



Attachment 4

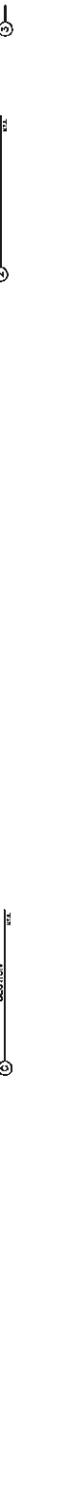
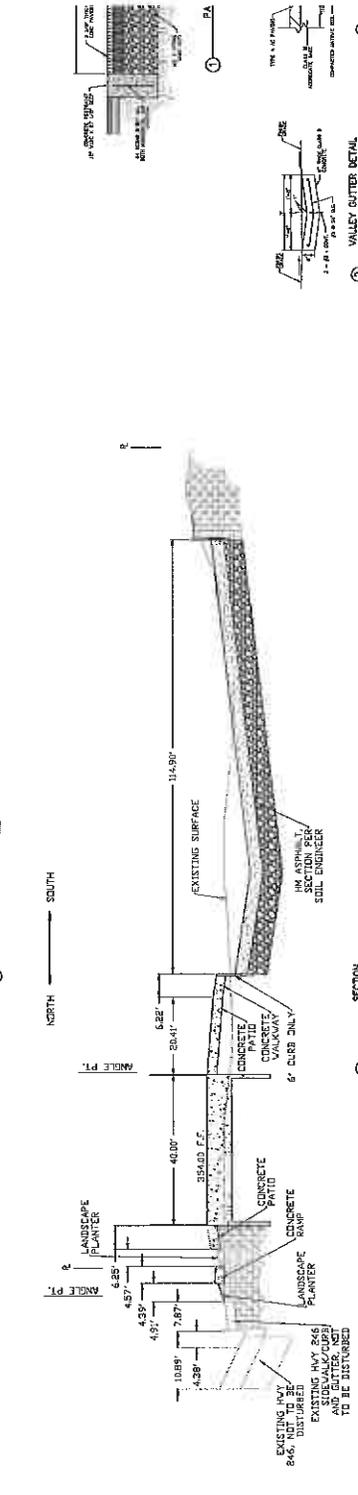
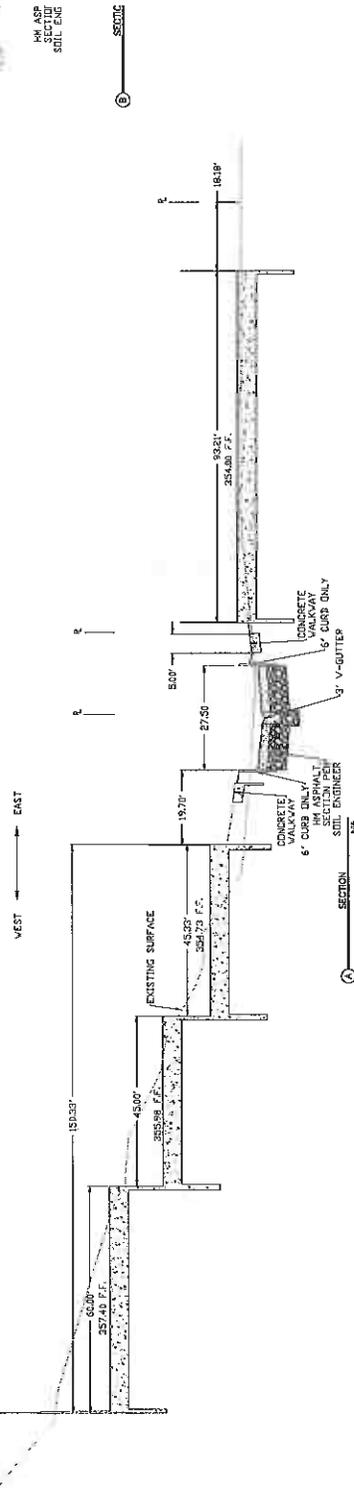
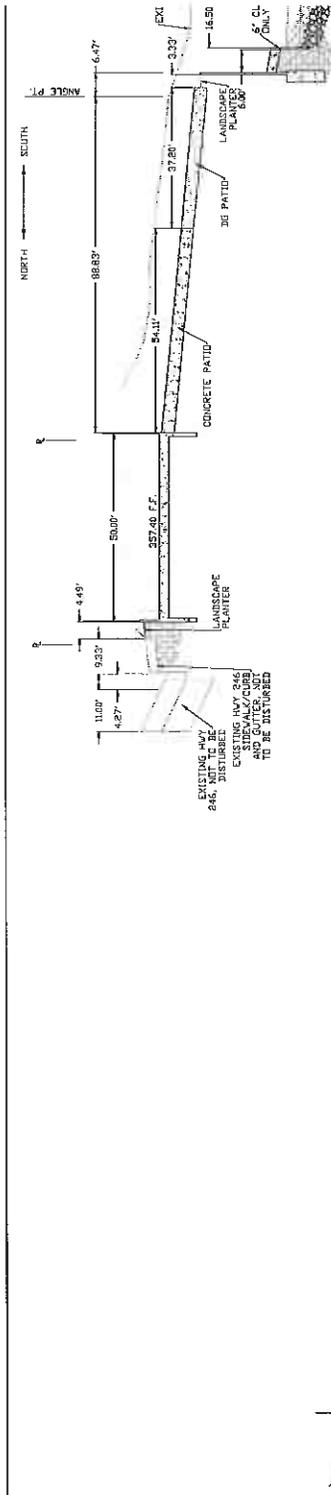
PROPOSED SITE PLAN
 SCALE: 1" = 200'

| MATERIALS AND COLORS SCHEDULE | |
|-------------------------------|---|
| ROOF | LA HABRA SMOOTH METAL COOL GRAYE 100 |
| WALL CAP | WESTERN STATES METAL ROOFING DARK BRONZE |
| METAL WALL PANELS | WESTERN STATES METAL ROOFING DARK BRONZE |
| DOOR/ WINDOW | WESTERN STATES METAL ROOFING COLONIAL RED |
| | COLOR TO MATCH METAL WALL PANELS |

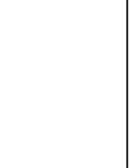


Attachment 4

| | | | | | | | | | |
|-------------------------|--|---|-------------------------|-----------------------------|--|---|-------------------------|-----------------------------|--|
| SHEET # A.6.2 | PROJECT # HWY 246 @ AVE OF FLAGS | SHEET NAME BUILDING #2 ELEVATIONS | DATE 12/10/18 | DRAWN BY 12/10/18 | PROJECT # HWY 246 @ AVE OF FLAGS | SHEET NAME BUILDING #2 ELEVATIONS | DATE 12/10/18 | DRAWN BY 12/10/18 |  SOLLIEVO SYSTEMS FOR CONSCIOUS LIVES ARCHITECTURE & DESIGN 1000 COLLEGE BLVD COLLEGE PARK, CA 94014 |
| | | | | | | | | | |



| LETTER | DATE | BY | APPROVED | REVISIONS |
|--------|------|----|----------|-----------|
| A | | | | 1 |
| A | | | | 2 |
| A | | | | 3 |
| A | | | | 4 |
| A | | | | 5 |



BETHEL Engineering
 250 N. W. 10th St., Suite 200
 Astoria, Oregon 97103
 Phone: 360.325.3333
 Fax: 360.325.3334
 Email: info@betheleng.com

Attachment 6

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"/> | | <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: Highway 246 & Avenue of Flags
 Buellton CA, 93427

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

DATE: 01/04/2019

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 checked="" type="checkbox"/> | 1 <input 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 checked="" type="checkbox"/> | 6 <input 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 6, Opportunity Site Area O-10, and Planning Unit E9, of the Avenue – intended for commercial and retail use. (Chapter 2 & 3 of AOF) Project complies.
3. Building massing should include variation in wall planes (not just wall heights). Provide a stepped back or set-back façade. (P. 2-21; 3-49) This would be helpful to emphasize the elevation change in building 1. "In buildings with a façade greater than 40', the appearance of several small buildings rather than one large building should be created to promote a more intimate, pedestrian-friendly scale." (p.73)
4. Front Façade should be broken into appropriate modules with some type of vertical or horizontal articulation. Form vocabulary should follow the suggested mixed-use forms in the Specific Plan. This particular design currently lends itself to the vertical mixed-use. (Chapter 3 of AOF)
5. Trash enclosures should be consistent with the design of the project and building architecture. (p. 81) Please provide elevations and design details.
6. Trash enclosures should have pedestrian gates so that large access gates do not need to be opened as often. (p.82)
7. Please provide additional information regarding the 3' metal fence design. This fence should align with the design character of the building.

*Referenced chapters 2 and 3 of The Avenue of Flags Specific Plan and the Buellton Design Guidelines pages 59-85 for comments.

Attachment 6

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. We appreciate the design of this project so far. It generally complies with Art Deco.
2. The proposed color scheme is very neutral. Please provide alternate color schemes.
3. The rendering on the cover sheet give us so much more information than the elevations alone. This project would benefit greatly from additional colored renderings and elevations. If you have a 3d model available, please provide these additional views.
4. Art Deco is a design style that requires extreme detail and massing articulation. Please further develop these elements. Consider more articulation at the tower projection (Bldg 1), additional height between the parapets (Bldg 1&2), and setting back part of the façade slightly. (p. 3-33)
5. Consider carrying design elements around corners. For example, wrap the vertical metal band at the corner of the kitchen of building 1 to the other side to indicate a column.
6. Please provide exterior light fixtures that are consistent with the Art Deco design style. (p. 3-33)
7. Please provide detailing of elements specific to the project and to communicate design intent. Typical details include roof eaves, window trims, awnings/overhangs, trellises, parapets, ornamentation and any other character/project specific features. What material are the windows – faux cast metal? Are the flush metal accent elements recessed or surfaced applied? How are the parapets treated? What is the pattern on the metal overhangs? Are the metal reveals completely recessed? Provide additional detailing regarding the character of the trellis elements.
8. Please review the sign package. Neon signs are acceptable but in limited amounts.
9. 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.