



# CITY OF BUELLTON

## PLANNING COMMISSION AGENDA

**Regular Meeting of June 18, 2020 – 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.

### **CORONAVIRUS (COVID-19) ADVISORY NOTICE**

Consistent with Executive Orders N-25-20 and N-29-20 from the Executive Department of the State of California and a Declaration of Local Health Emergency from the County of Santa Barbara, Planning Commission meetings will not be physically open to the public and one or more (or even all) Planning Commissioners may be teleconferencing into the meeting. To maximize public safety while still maintaining transparency and public access, members of the public can observe the meeting through the City's website, via City TV Live Stream at: <http://www.cityofbuellton.com/government/cityTV.php> and may provide public comment by sending comments via email to [clareb@cityofbuellton.com](mailto:clareb@cityofbuellton.com) (reference subject matter or agenda item in the subject line of email). Please include name and address in contents of message. Comments will then be read into the record, with a maximum allowance of 3 minutes per individual comment, subject to the Chairman's discretion. All comments should be a maximum of 500 words, which corresponds to approximately 3 minutes of speaking time. If a comment is received after the agenda item is heard but before the close of the meeting, the comment will still be included as a part of the record of the meeting but will not be read into the record.

Any member of the public who needs accommodations can contact the Planning Department at 805-688-7474 and best efforts will be made to provide reasonable accommodations to provide as much accessibility as possible while also maintaining public safety in accordance with the City of Buellton's procedure for resolving reasonable accommodation requests.

### **CALL TO ORDER**

Chair Patty Hammel

### **PLEDGE OF ALLEGIANCE**

Commissioner Dan Heedy

### **ROLL CALL**

Commissioners Bob Blokdyk, Dan Heedy, Aaron Liggett, Vice Chair Marcilo Sarquilla and Chair Patty Hammel

## REORDERING OF AGENDA

### PRESENTATIONS

None

### APPROVAL OF MINUTES

1. **Minutes of the regular Planning Commission meeting of May 21, 2020**

### 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 – Smartlink/AT&T Wireless Communications Facility (20-CUP-01)**  
❖ *(Staff Contact: Assistant Planner Cara Meche)*
3. **Avenue of Flags – Median 3 Concept Designs; Cal Poly Landscape Architect Design Studio**  
❖ *(Staff Contact: City Contract Planner Irma Tucker)*

### WRITTEN COMMUNICATIONS

### COMMITTEE REPORTS

### PLANNING COMMISSIONER COMMENTS

### PLANNING DIRECTOR REPORT

### ADJOURNMENT

To the next regularly scheduled Planning Commission meeting of Thursday, July 2, 2020 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

May 21, 2020 – 6:00 p.m.

City Council Chambers, 140 West Highway 246  
Buellton, California

### CALL TO ORDER

Chair Hammel called the meeting to order at 6:03 p.m.

### PLEDGE OF ALLEGIANCE

Commissioner Blokdyk led the Pledge of Allegiance (via telephone)

### ROLL CALL

Present: Commissioners Bob Blokdyk (via telephone), Dan Heedy (via telephone), Aaron Liggett (via telephone), Vice Chair Marcilo Sarquilla (via telephone), and Chair Patty Hammel

Staff: Planning Director Andrea Keefer (via telephone)  
Contract City Planner Irma Tucker (via telephone)  
Public Works Director Rose Hess  
Assistant Planner Cara Meche  
Staff Assistant/Planning Technician Clare Barcelona

Chair Hammel and the Commission welcomed Aaron Liggett to the Planning Commission.

### REORDERING OF AGENDA

None

### PRESENTATIONS

None

### APPROVAL OF MINUTES

#### 1. Minutes of the regular Planning Commission meeting of February 6, 2020

##### MOTION:

Commissioner Blokdyk moved and Vice Chair Sarquilla seconded the motion to approve the Minutes of February 6, 2020

**VOTE:**

Motion passed with a 4-0 roll call vote with abstention by Commissioner Liggett due to his absence from the meeting.

**PUBLIC COMMENTS**

None

**CONSENT CALENDAR**

None

**CONTINUED PUBLIC HEARINGS**

None

**NEW PUBLIC HEARINGS**

Chair Hammel explained the procedures for teleconferencing the public hearings with the Commission.

2. **Resolution No. 20-02 – “A Resolution of the Planning Commission of the City of Buellton, California, Considering Recommendations to the City Council on Revisions to Title 19 (Zoning) of the Buellton Municipal Code (20-ZOA-02) Relating to Electric Vehicle Charging Station Permit Expediting, Amending Sections 19.02.030 and 19.12.020, Adding Section 19.06.280, and Making Findings in Support Thereof”**

**RECOMMENDATION:**

That the Planning Commission consider the adoption of Resolution No. 20-02 – “A Resolution of the Planning Commission of the City of Buellton, California, Considering Recommendations to the City Council on Revisions to Title 19 (Zoning) of the Buellton Municipal Code (20-ZOA-02) Relating to Electric Vehicle Charging Station Permit Expediting, Amending Sections 19.02.030 and 19.12.020, Adding Section 19.06.280, and Making Findings in Support Thereof”

**STAFF REPORT:**

Assistant Planner Cara Meche presented the staff report.

**DOCUMENTS:**

Staff report with attachments as listed in the staff report.

**SPEAKERS/DISCUSSION:**

Chair Hammel opened the public hearing at 6:15 p.m. There being no speakers, Chair Hammel closed the public hearing at 6:15 p.m.

**MOTION:**

Commissioner Blokdyk moved and Vice Chair Sarquilla seconded the motion to approve Resolution No. 20-02 – “A Resolution of the Planning Commission of the City of Buellton, California, Considering Recommendations to the City Council on Revisions to Title 19 (Zoning) of the Buellton Municipal Code (20-ZOA-02) Relating to Electric Vehicle Charging Station Permit Expediting, Amending Sections 19.02.030 and 19.12.020, Adding Section 19.06.280, and Making Findings in Support Thereof”

**VOTE:**

Motion passed with a 5-0 roll call vote.

3. **Resolution No. 20-03 - “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Development Plan Modification (20-DPM-01) to the Previously-Approved Final Development Plan (14-FDP-02) for the Village Senior Apartments Project Located at the Northeast Corner of Highway 246 and McMurray Road, Assessor’s Parcel Number 137-790-008, and Making Findings in Support Thereof”**

**RECOMMENDATION:**

That the Planning Commission consider the adoption of Resolution No. 20-03 - “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Development Plan Modification (20-DPM-01) to the Previously-Approved Final Development Plan (14-FDP-02) for the Village Senior Apartments Project Located at the Northeast Corner of Highway 246 and McMurray Road, Assessor’s Parcel Number 137-790-008, and Making Findings in Support Thereof”

**STAFF REPORT:**

Assistant Planner Cara Meche presented the staff report.

**DOCUMENTS:**

Staff report with attachments as listed in the staff report.

**SPEAKERS/DISCUSSION:**

Assistant Planner Cara Meche introduced the project team; Jim Bizzelle, Senior Project Manager for Cabrillo Economic Development Corporation (CEDC); Eduardo Espinoza, Director of Real Estate Development and Manuel Salazar, Architect, Y&M Architects.

Planning Director Keefer informed the Commission of an additional condition; Surety for Affordable Development. In the event that building permits are not obtained by November 1, 2020, the applicant shall, at its option, either (a) post a cash deposit or surety in the amount of \$2,200,500.00 or (b) enter into and record a regulatory agreement in favor of the City restricting the use of the property to low income occupancy (other than one manager’s unit) no later than December 1, 2020, in satisfaction of Condition of Approval No. 109 of Final Development Plan No. 14-FDP-03 as identified in City Council Resolution No. 14-21. Any deposit or surety is to be released to the applicant when building permits are issued for the project, or released to the City in 2 years, whichever occurs first.

The Commission discussed the following:

- Require that the developer revise the plans to show a three-story building situated on the west portion of the site and a two-story building on the east portion of the site;
- Location of the parking lot;
- Some of the proposed trees are not on the City's approved tree list and will not survive in Buellton

Jim Bizzelle, Applicant, Senior Project Manager at Cabrillo Economic Development Corporation, thanked staff for their help in processing the application. He went on to give an explanation for the increased density and stated he is available for any questions.

Commissioner Heedy asked what size trees will be planted initially. Manuel Salazar, Architect, answered that the trees will be 24 inch box trees and stated that the lighting and tree planting will be coordinated so that one does not interfere with the other.

Commissioner Blokdyk asked for clarification on the parking lot lighting. Mr. Salazar confirmed that the lighting will be dark-sky friendly.

Commissioner Liggett had a question regarding type of trees that will be used for screening. Mr. Salazar stated that he will look into using non-deciduous trees.

Chair Hammel had questions regarding the use of solar panels, undergrounding of utilities, the proposed number of ADA parking spaces and lack of an elevator in the 2-story building.

Mr. Salazar responded that they will be working with a solar consultant to provide solar panels which will be shown on the building plans, confirmed that all utilities will be underground, the number of ADA parking spaces complies with California Building Code requirements and only one elevator is proposed due to cost constraints.

Mr. Salazar addressed the suggestion to move the parking lot to the south of the project and stated it is not feasible due to the location of an existing utility structure.

Chair Hammel opened the public hearing at 7:04 p.m.

Chair Hammel read into the record comment letters from the following Buellton residents:

- Susan Perry, expressed concerns regarding parking and density.
- Justin Greene, expressed concerns regarding parking, lighting and density.

The following Buellton residents in their submitted comment letters spoke against the placement of the 3-story building on the east side of the lot:

- Jake Kalkowski
- Larry Rankin
- Gayle Mercado
- Jacky Green
- Oscar Sanchez

Chair Hammel closed the public hearing at 7:15 p.m.

**MOTION:**

Commissioner Blokdyk moved and Vice Chair Sarquilla seconded the motion to approve Resolution No. 20-03 - "A Resolution of the Planning Commission of the City of Buellton, California, Approving a Development Plan Modification (20-DPM-01) to the Previously-Approved Final Development Plan (14-FDP-02) for the Village Senior Apartments Project Located at the Northeast Corner of Highway 246 and McMurray Road, Assessor's Parcel Number 137-790-008, and Making Findings in Support Thereof" with the additional and modified conditions proposed in the draft resolution, a condition that evergreen trees be used in the parking lot and the added affordable housing condition.

**VOTE:**

Motion passed with a 4-0 roll call vote.

**OTHER BUSINESS**

None

**WRITTEN COMMUNICATIONS**

None

**PLANNING COMMISSIONER COMMENTS**

Commissioner Heedy suggested that a definition outlining the requirement for a development plan modification versus a new final development plan be defined in the City's Municipal Code.

**PLANNING DIRECTOR REPORT**

Planning Director Keefer updated the Commission on upcoming projects and long range projects including updates to the Land Use and Circulation Elements of the General Plan.

**ADJOURNMENT**

Chair Hammel adjourned the meeting at 7:04 p.m. The next regular meeting of the Planning Commission will be held on Thursday, June 4, 2020 at 6:00 p.m.

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Chair Patty Hammel

ATTEST:

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Clare Barcelona, Planning Commission Secretary

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

**CITY OF BUELLTON**  
Planning Commission Agenda Staff Report

Planning Director Review: AK  
Planning Commission Agenda Item No.: 2

To: The Honorable Chair and Commission Members

From: Cara Meche, Assistant Planner

Date: June 18, 2020

Subject: Preliminary Review – Smartlink/AT&T Wireless Communications Facility (20-CUP-01)

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**BACKGROUND/DISCUSSION**

Dino Romeo at Smartlink Group on behalf of AT&T (Applicant) has submitted a Conditional Use Permit (20-CUP-01) for the establishment of an unmanned wireless communications facility on a portion of the Buellton Reservoir Site off of Jonata Park Road at Assessor's Parcel Number 099-300-004 (see Attachment 1 – Vicinity Map). The project is located within a City-owned parcel containing one of the City's water reservoirs, zoned Public/Quasi-Public (PQP). The Municipal Code requires a Conditional Use Permit for "Antennas, communication facilities, CPUC regulated". A full project description is included as Attachment 2, which also details the site selection process and states that the proposed project is compliant with all Federal Communications Commission (FCC) guidelines for antenna installations.

The proposal is for the installation of a three sector array with four panel antennas per sector that are disguised within the branches of a 35 foot high faux eucalyptus tree, one 6' x 6' steel equipment cabinet, one 20KW Generac diesel backup generator on a concrete pad, and supporting utility cabinets in an approximately 960 square foot area. The area is proposed to be surrounded by a 6 foot high chain link fence with barbed wire on the west and north sides, connecting to the existing chain link fence on the east and south property lines. The area will be maintained by the Applicant, except any landscaping which would be maintained by the City. A formal lease agreement between the City and applicant will be prepared to the satisfaction of the Public Works Director and City Manager and will require formal approval by City Council. Attachment 3 includes the site plans and elevations.

**INITIAL STAFF REVIEW**

After initial review, it appears that the project is generally consistent with the Municipal Code and the PQP Zone standards, with the exception of the setbacks proposed being inconsistent.

**Restrictions on Approval**

There are three substantive restrictions that Section 332(c)(7) of the Federal Telecommunications Act of 1996 (“TCA”) places on the City’s ability to regulate the placement, construction and modification of personal wireless service facilities.

These limitations are:

1. The regulation shall not unreasonably discriminate among providers of functionally equivalent services.
2. The regulation shall not prohibit or have the effect of prohibiting the provision of personal wireless services.
3. A local government cannot regulate on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission’s regulations concerning such emissions.

If the carrier sufficiently demonstrates that there is a significant coverage gap and the proposal is the least intrusive alternative to remedy that gap, the proposal must be approved per Section 332(c)(7). AT&T’s radio-frequency engineers have identified a significant gap in coverage and capacity for a large portion of Buellton. See enclosed radio-signal propagation maps in Attachment 4. Due to the City’s height limits, the reservoir site, with its high elevation and availability to lease, was found by Smartlink/AT&T to be the only suitable site. See Attachment 2 for more information on the site selection process.

### **Setbacks**

The parcel is considered an “interior lot”, which means it is accessed by a private easement and has no street frontage. Setbacks for interior lots override PQP setbacks, and specify that any structures shall have a setback of at least 10 feet from all property lines. The south and east setbacks are inconsistent with this standard, at 3 feet from the south property line to the backup generator and 7 feet from the east property line to the backup generator. The setbacks from the north and east property lines are greater than 10 feet.

### **Height**

The height of the support structure (the faux tree trunk) is at 35 feet, which is the maximum height for the PQP zone. Antennae and similar architectural features are exempt from the height limit up to 50 feet, (Per Section 19.04.110 (B) of the Municipal Code), which includes the faux branches that reach up to 40 feet.

### **Visual Impacts and Design**

The photo simulations provided in Attachment 5 show various views to the Project, and it can be seen that the design largely mitigates visual impacts. The Colors and Materials Board is shown in Attachment 6. However, in order to make the proposal the least intrusive alternative possible, staff is recommending that the Applicant provide alternative options to the faux eucalyptus that are more compatible with the area. This recommendation is based on comments received from the City’s architectural review consultant, Ravatt Albrecht and Associates (Attachment 7). Other designs that are feasible for the Applicant include: a pine tree, a broadleaf tree, or a water tank. Some other designs may be possible, but are limited.

The Community Design Guidelines applied to the Project were for Utilitarian Aspects in the Industrial Zone, as these were found to be the most applicable. However, there are likely exceptions to the design standards that will be requested. Alternative screening was considered, but alternatives to the proposed chain link fence per the Community Design Guidelines such as a solid masonry wall and landscaping are not practical. There is an existing chain link fence on the south and east property lines that would connect with a proposed chain link fence to secure the lease area on the north and west ends. A solid masonry wall would look out of place installed on a small portion of the parcel and would require removal of the existing City fence. Additional landscaping is also not practical as it would require the City to maintain, irrigation to be installed and warrant unnecessary additional maintenance personnel to the site.

### **Access**

The sole access road to the site is a privately owned road off of Jonata Park Road. The Applicant will be required to obtain an access easement for this road as part of the conditions of approval. The site will be accessed by AT&T for routine maintenance one to two times per month.

### **Co-location**

The Project will be required to have co-location capability in the terms of the lease agreement so that the support structure can house multiple future antennas and supporting equipment for various wireless carriers, potentially minimizing the need to construct new sites. Any expansion such as additional antennas, additional equipment, or expanding the Project footprint will require City approval.

### **Waiver of Story Pole Requirement**

The Applicant has requested to waive the requirements in Section 19.08.110 of the Municipal Code for story poles for projects above 25 feet in height (Attachment 8). The three-dimensional graphic rendering provided in Attachment 5 shows an accurate scale of the Project from multiple views in the City and on the Project site. The Applicant has stated that story poles would not provide further clarification for review of the Project. This request must go before the City Council for approval for a complete application.

## **ENVIRONMENTAL REVIEW**

The Project will likely be processed with a Class 3 Categorical Exemption for environmental review in accordance with the California Environmental Quality Act.

## **INITIAL STAFF COMMENTS**

The following are initial staff comments on the proposed project:

### **A. General Comments**

1. **Lease Agreement.** A formal lease agreement between the City and applicant must be prepared to the satisfaction of the Public Works Director and City Manager and approved by City Council.
2. **Story Poles.** The written request to waive story pole requirements must go before the City Council for a complete application.

**B. Planning Department Comments**

1. **Setbacks** must be 10 feet from structures to all property lines. Revise project to reflect this requirement.
2. **Dimensions.** Plans must be fully dimensioned and include distances from proposed structures to existing structures and property lines.
3. **Faux Tree Options.** Provide alternative faux tree types that are more compatible with the area.
4. **Sheet T-1. Title Sheet**
  - a. Include the Buellton Municipal Code Title 19 Zoning Ordinance under the table "Code Compliance".
5. **Sheet LS-2. Site Survey**
  - a. Show all existing and proposed easements. An access easement on the sole access road will be required.
6. **Sheet A-1. Site Plan**
  - a. Revise the lease area lines to accurately reflect the lease area that is within the property lines.

**C. Public Works Comments**

1. **Generator.** Revise plans to show a concrete pad with a curb to retain potential diesel spillage.

**D. Building Comments**

1. **Soils Report** is required.

Comments from the Fire Department are pending and will be forwarded to the applicant once received. Comments and corrections from staff and the 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.

**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 Description

Attachment 3 – Project Plans (5-13-20)

Attachment 4 – Propagation Maps

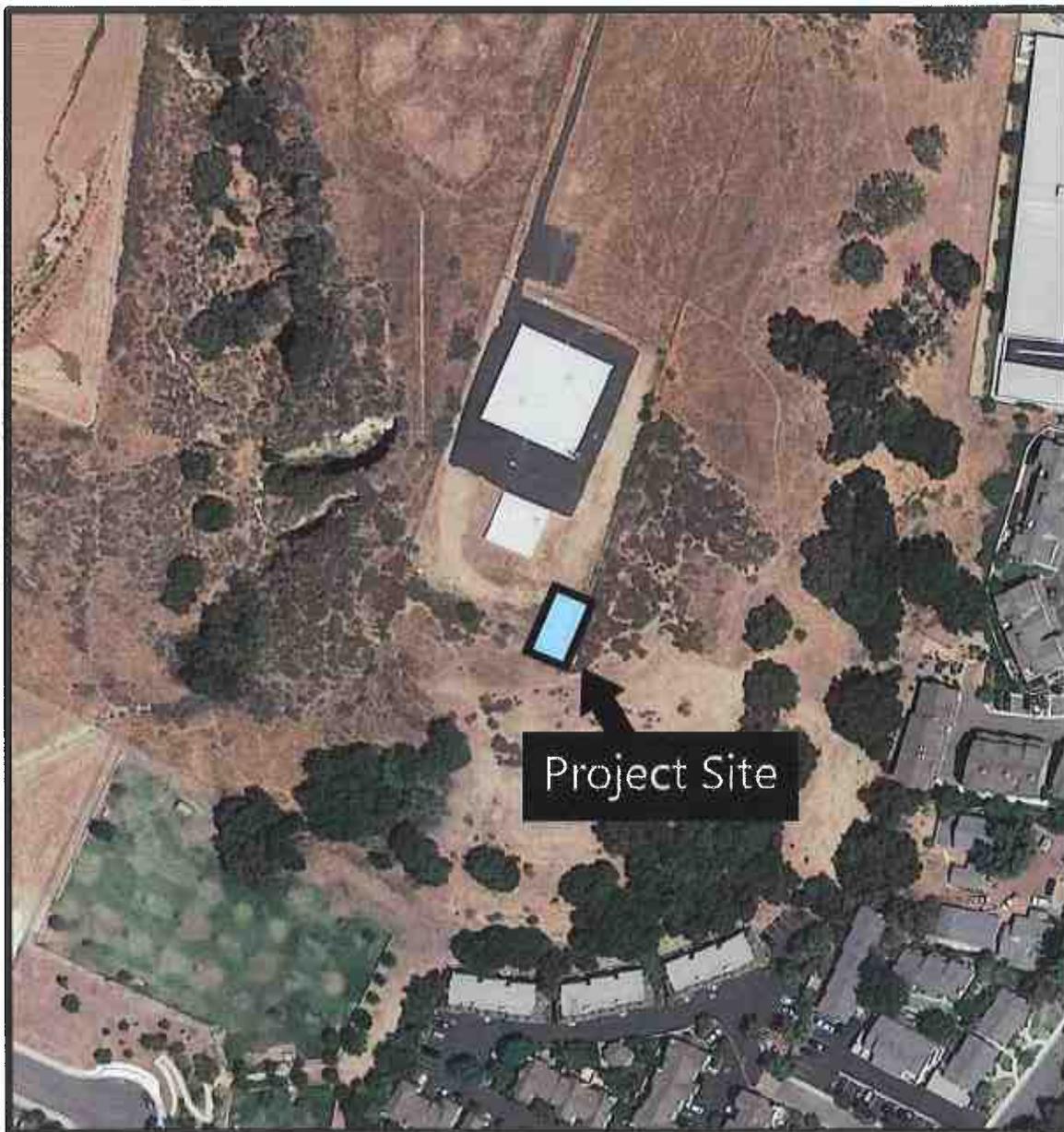
Attachment 5 – Photo Simulations

Attachment 6 – Colors and Materials Board

Attachment 7 – Architectural Design Review Report

Attachment 8 – Request to Waive Story Pole and Modeling Requirements

**Attachment 1 – Vicinity Map**  
**Smartlink/AT&T Wireless Communications Facility Project**





On Behalf of



**Dino Romeo**  
Real Estate Specialist  
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Newport Beach, CA 92660  
**949-444-4871 (C)**  
949-468-0931 (F)  
**Dino.Romeo@smartlinkgroup.com**

AT&T Project Number: CSL05092  
AT&T Project Name: Buellton Reservoir

**City of Buellton**  
**Application for a Conditional Use Permit**  
*Project Information, Justification, Alternative Site Analysis*

AT&T Mobility (AT&T) is requesting approval of a conditional use permit application for the construction and operation of an unmanned wireless telecommunications facility (cell site), and presents the following project information for your consideration:

**Project Location**

Address: City of Buellton Reservoir behind 721 Jonata Park Road  
APN: 099-300-004  
Zoning: Public / Quasi-Public

**Project Representative**

Alexis Hadley Dunlap  
Smartlink Group  
949-838-7313 (C)  
Alexis.dunlap@smartlinkgroup.com

**AT&T Contact**

Robert Sturtevant, Project Manager  
1452 Edinger Ave. 3<sup>rd</sup> Floor  
Tustin, CA 92780-6246  
Rs1458@att.com  
714-473-7268

**Project Description**

AT&T proposes to build an unmanned wireless telecommunications facility consisting of a three (3) sector array with four (4) panel antennas per sector that is disguised within the branches of a 35' tall faux eucalyptus tree, (1) 6' high chain-link fence with barbed wire, (1) 6' x 6' steel W.I.C. on helical piers, (1) 20KW Generac diesel generator on concrete pad, (2) FIF racks, (1) GPS antenna, (P) utility cabinets, (36) LTE RRUs at antenna level, (1) 4' Microwave antenna, (4) DC-9 surge suppressors with a total lease area of 960 sq ft. This installation is designed to blend in with and compliment the surroundings. All associated equipment will be located within an equipment enclosure, designed to compliment the surrounding environment as best as possible. AT&T will work with the City and the community to install

## Attachment 2

a state-of-the-art stealth structure that will improve communications services for the residents and visitors in the City of Buellton.

### Project Objectives

A wireless carrier requires the installation of a cell site within a specified area to close a “significant gap in coverage.” Other criteria for selecting sites include the following:

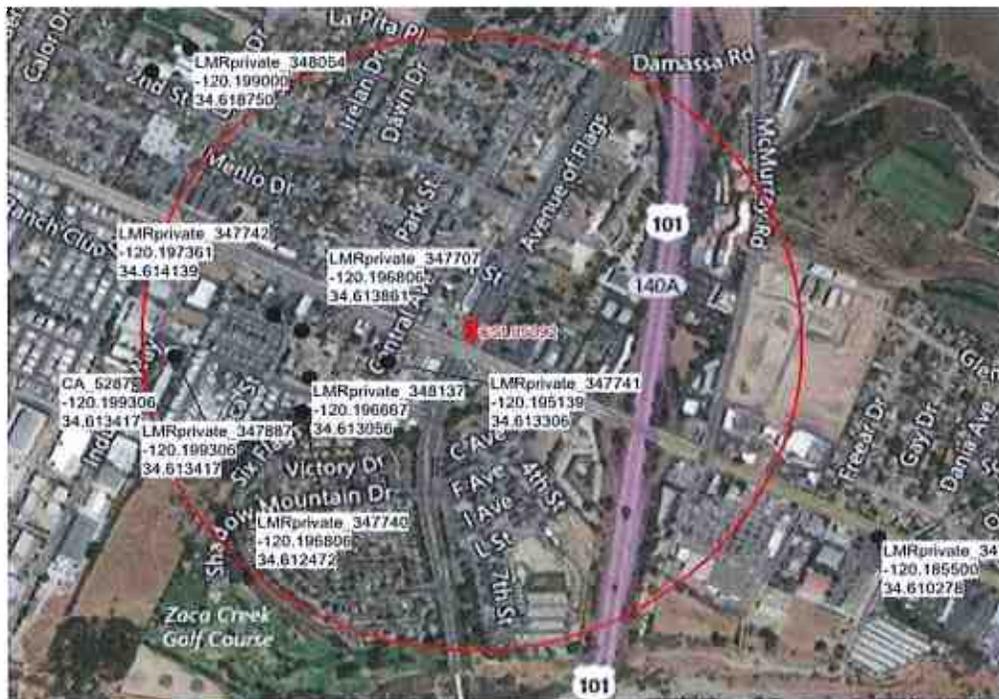
- The radio signal must be of sufficient strength to achieve consistent, sustainable, and reliable service to customers at a *level sufficient for outdoor, in-vehicle, and in-building penetration with good voice quality* (Threshold, 15.85 db).
- When nearby other sites become overloaded and more enhanced voice and data services are used (4G and other high-speed data services), signal contracts and a gap is created. With heavy use it is intensified due to the unique properties of digital radio transmissions.

In this specific case, AT&T’s radio-frequency engineers (RF) have identified a significant gap in coverage and capacity in the vicinity of Buellton. See enclosed radio-signal propagation maps.

### Alternative Site Analysis

AT&T’s gap in coverage in this instance includes the majority of the city of Buellton from commercial to public to residential uses in the area. This site is also designed as part of our “Capacity” portfolio, designed to offload triggering sectors from antennas in the general area. Due to the 35’ max height limit, the Buellton Reservoir due to its high elevation is the only location suitable to place the facility that meets the project objectives as well as the four key elements in the site selection process, described in general information section below. information section below.

Figure 1  
Search Ring Map



## Attachment 2

Figure 2  
Search Ring Map



### Candidate A

Buellton PAWS Park- APN:099-470-047

This location was not suitable due to the low elevation (361ft) and our inability to meet our significant gap in coverage / project objective with the 35' max.

### Candidate B

125 McMurray Road- APN: 674-360-003

The site is surrounded by trees, and after our Radio Frequency engineers reviewed it, it could not meet our coverage objective with the 35' max due to blocking and interference. Additional height was not guaranteed by the City so we wanted to take less risk.

### Candidate C

Marriott Hotel CR – 555 McMurray Road

This property is a 3 story building and we would have proposed a rooftop design. The owner, a trust/private company Kang Family Partners, and managed by Harrell Hospitality Group was unwilling to lease the space to AT&T.

We also did our due diligence in searching for other locations within our search ring before it was exhausted, and we decided on the reservoir location. Unfortunately, the low elevation of the ring made it difficult for us to consider many locations after initial research, although some landlords were willing. Due to this specific circumstance, we were willing to go outside our ring to allow a higher line of sight for our antennas at the 500+ ft elevation of the City reservoir.

## Attachment 2

### **Findings/Burden of Proof**

*The site for the proposed use is adequate in size and shape.*

AT&T is proposing a stealth design for this project which is concealed within the branches of the mono-tree and in accordance with the City of Buellton Municipal Code. All cellular equipment and antennas are designed to be the least obtrusive means to fill our coverage/capacity gap. The requested height of the faux mono-tree is the minimum height needed in order to fill the significant gap in coverage for this project. AT&T uses the most advanced technology to design the equipment shelter so as to blend the architecture with the surrounding community and landscaping and thereby minimizing the visual impact of the site.

*The proposed location has sufficient access to streets and highways that are adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use.*

The proposed project is on City-owned property on the north hill of Buellton, which is the perfect location because it's away from residential use and at a high elevation that can meet our objectives. There is an adequate access route directly to the proposed facility. All the roadways and access ways within the facility are in compliance with local, state and federal regulations concerning width and pavement.

*The proposed use will not have an adverse effect upon adjacent or abutting properties.*

The project is proposed within a Public/Quasi-Public Zone and will not have an adverse effect upon adjacent or abutting properties as it is a stealth design that will blend naturally with the subject property and the surrounding community. The location of the project and the setbacks will reduce noise exposure to any residents as it is far away. The only thing that would make noise is the backup generator which will be exercised once a month and only used for emergencies. There will be a specification sheet provided for the generator for details, and there is a possibility of batteries in the equipment enclosure but those will also be provided on drawings if included. The project will provide a public benefit of better wireless telecommunications and data services to the surrounding neighborhoods and community.

*The proposed use is deemed essential and desirable to the public convenience or welfare.*

The new wireless telecommunications facility is in high demand to the residents and visitors of the City of Buellton. Wireless communications are vastly used in this area and the need for this site was established entirely from increased usage of AT&T services in the vicinity of the requested project.

### **GENERAL INFORMATION**

#### **Site Selection**

Customer demand drives the need for new cell sites. Data relating to incomplete and dropped calls is gathered, drive-tests are conducted, and scientific modeling using sophisticated software is evaluated. Once the area requiring a new site is identified, a target ring on a map is provided to a real estate professional to begin a search for a suitable location.

## Attachment 2

During an initial reconnaissance, properties selected for evaluation for installation of a cell site must be located in the general vicinity of the ring, possess an appropriate zoning designation, and appear to have enough space to accommodate an antenna structure and supporting radio equipment. The size of this space will vary depending on the objective of the site. The owners of each prospective location are notified to assess their interest in partnering with AT&T.

Four key elements are considered in the selection process:

- **Leasing:** The property must have an owner who is willing to enter into a long-term lease agreement under very specific terms and conditions.
- **Zoning:** It must be suitably zoned in accordance with local land-use codes to allow for a successful permitting process.
- **Construction:** Construction constraints and costs must be reasonable from a business perspective, and the proposed project must be capable of being constructed in accordance with local building codes and safety standards.
- **RF:** It must be strategically located to be able to achieve the RF engineer's objective to close the significant gap with antennas at a height to clear nearby obstructions.

### **The Benefits to the Community**

Approximately 90-percent of American adults subscribe to cell phone service. People of all ages rely increasingly on their cell phones to talk, text, send media, and search the Internet for both personal and business reasons. More and more, they conduct these activities in their homes, therefore, becoming reliant on adequate service within residential neighborhoods. In fact, 50-percent of people who relocate are not signing up for landline service at their new location and are using their cell phone as their primary communication method.

The installation and operation of the proposed facility will offer improved:

- Communications for local, state, and federal emergency services providers (i.e., police, fire, paramedics, and other first-responders).
- Personal safety and security for community members in an emergency, or when there is an urgent need to reach family members or friends. Safety is the primary reason parents provide cell phones to their children. Currently 25 percent of all preteens, ages 9 to 12, and 75 percent of all teens, aged 13 to 19, have cell phones.
- Capability of local businesses to better serve their customers.
- Opportunity for a city or county to attract businesses to their community for greater economic development.
- Enhanced 911 Services (E911) – The FCC mandates that all cell sites have location capability. Effective site geometry within the overall network is needed to achieve accurate location information for mobile users through triangulation with active cell sites. (Over half of all 911 calls are made using mobile phones.)

## Attachment 2

### **Safety – RF is Radio**

The FCC regulates RF emissions to ensure public safety. Standards have been set based on peer-reviewed scientific studies and recommendations from a variety of oversight organizations, including the National Council on Radiation Protection and Measurements (NCRP), American National Standards Institute (ANSI), Institute of Electrical and Electronics Engineers (IEEE), Environmental Protection Agency (EPA), Federal Drug Administration (FDA), Occupational Safety and Health Administration (OSHA), and National Institute for Occupational Safety and Health (NIOSH).

Although the purview of the public safety of RF emissions by the FCC was established by the Telecommunications Act of 1996, these standards remain under constant scrutiny. All AT&T cell sites operate well below these standards, and the typical urban cell site operates hundreds or even thousands of times below the FCC's limits for safe exposure.

### **AT&T Company Information**

AT&T is one of the fastest growing nationwide service providers offering all digital voice, messaging and high-speed data services to nearly 30 million customers in the United States.

AT&T is a "telephone corporation", licensed by the Federal Communications Commission (FCC) to operate in the 872-1962 MHz and 827-1877 MHz frequencies, and a state-regulated Public Utility subject to the California Public Utilities Commission (CPUC). The CPUC has established that the term "telephone corporation" can be extended to wireless carriers, even though they transmit signals without the use of telephone lines.

AT&T will operate this facility in full compliance with the regulations and licensing requirements of the FCC, Federal Aviation Administration (FAA) and the CPUC, as governed by the Telecommunications Act of 1996, and other applicable laws.

The enclosed application is presented for your consideration. AT&T requests a favorable determination and approval of this Conditional Use Permit application to build the proposed facility. Please contact me at 949-444-4871 or [dino.romeo@smartlinkgroup.com](mailto:dino.romeo@smartlinkgroup.com) or my Project Manager, Alexis Dunlap, at 949-838-7313 or [alexis.dunlap@smartlikgroup.com](mailto:alexis.dunlap@smartlikgroup.com) for any questions or requests for additional information.

Respectfully submitted,

Dino Romeo, Smartlink, LLC  
Authorized Agent for AT&T





# Attachment 3

 <p>1452 EMINNER AVENUE 3RD FLOOR TUSTIN, CA 92780</p>	 <p>ambit consulting 410 E. SOUTHERN AVE. TEMPE, AZ 85282 PH: (480) 978-6077</p>	 <p>400 E. IMPERIAL AVE. SUITE D ANAHEIM, CALIFORNIA 92807</p>	<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>(MAG)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV	DATE	DESCRIPTION	(MAG)					<p style="writing-mode: vertical-rl; transform: rotate(180deg);"> <b>PRELIMINARY</b>  <b>NOT TO BE USED FOR CONSTRUCTION</b>  <b>RECEIVED</b>              BY: Cassi Beckwith 11/23/2010 Map 03, 210P         </p>	<p>             I, S. A. MORGAN, OF LAW FIRM AND PERSONAL OFFICE OF A LICENSED PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THIS DOCUMENT.         </p>	<p>             CSLO5092              BEHIND 721 JONATA PARK RD              BUELTON, CA              SANTA BARBARA COUNTY         </p>	<p>             SHEET TITLE              SITE SURVEY         </p>	<p>             SHEET NUMBER              LS-2         </p>
REV	DATE	DESCRIPTION	(MAG)													





# Attachment 3



AT&T  
1425 EDMUNDS BLVD  
TUSTIN, CALIFORNIA 92780



smartlink  
2320 IRVINE AVENUE, SUITE 300  
NEWPORT BEACH, CA 92660  
TEL: (949) 341-1111  
FAX: (949) 341-1271



CASA  
4425 E. MURAVINA AVE. SUITE D  
ANNEMER, CALIFORNIA 90707

**RECEIVED**  
By: [Signature] Date: [Date]

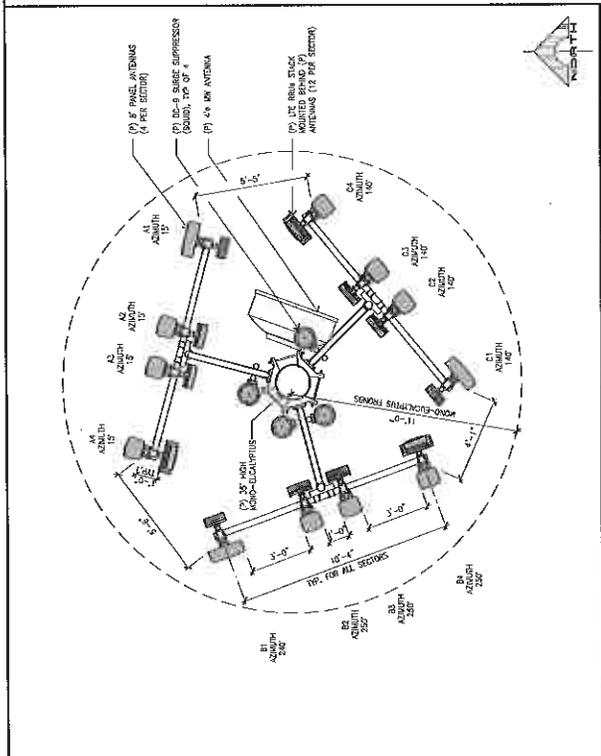
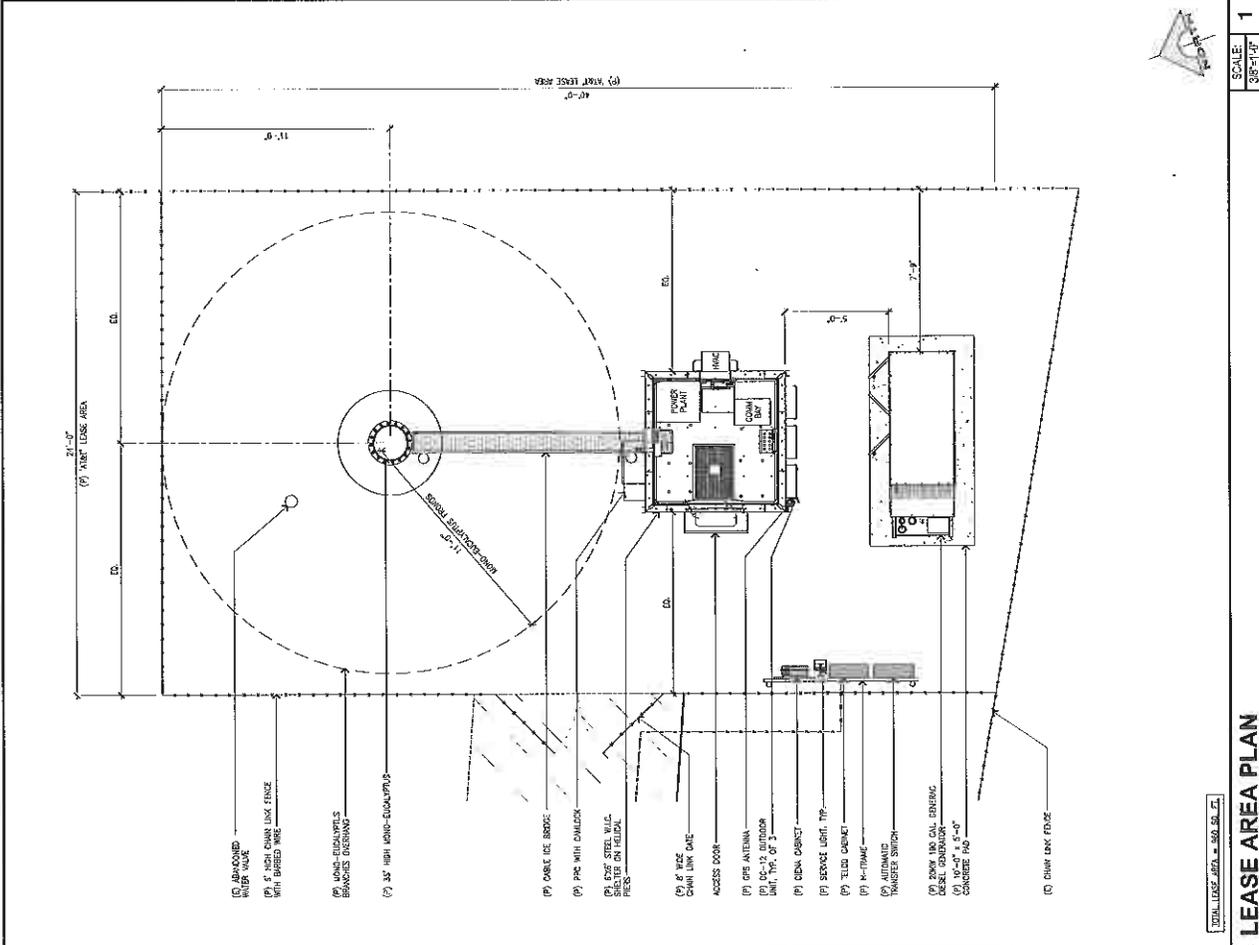
**NOT TO BE USED  
FOR CONSTRUCTION**

CSLOS032  
TBD  
BEHIND 721 JONATA PARK RD.,  
BUJELLTON, CA 93427  
MONO-EUCALYPTUS (INDOOR)

DRAWN BY: [Name]  
CHECKED BY: [Name]

SHEET TITLE:  
LEASE AREA/ANTENNA PLAN  
AND ANTENNA/RRU SCHEDULE

SHEET NUMBER:  
**A-2**



**ANTENNA AND TRANSMISSION CABLE REQUIREMENTS**

SECTOR	PROPOSED TECHNOLOGY	ANTENNA MODEL/TYPE	SIZE (L x H x D)	NO. ANTENNAS	ARRANGEMENT	TRANSMISSION CABLE REQUIREMENTS	MINIMUM CLEARANCES
						JUNCTIONS	NO. OVERHEAD
A1	LTE	8-SIDE PANEL	8' x 15' x 15'	15	31'-0"	<12'	15'
A2	LTE	8-SIDE PANEL	8' x 15' x 15'	15	31'-0"	<12'	15'
A3	LTE	8-SIDE PANEL	8' x 15' x 15'	15	31'-0"	<12'	15'
A4	LTE	8-SIDE PANEL	8' x 15' x 15'	15	31'-0"	<12'	15'
B1	LTE	8-SIDE PANEL	8' x 15' x 15'	15	31'-0"	<12'	15'
B2	LTE	8-SIDE PANEL	8' x 15' x 15'	15	31'-0"	<12'	15'
B3	LTE	8-SIDE PANEL	8' x 15' x 15'	15	31'-0"	<12'	15'
B4	LTE	8-SIDE PANEL	8' x 15' x 15'	15	31'-0"	<12'	15'
C1	LTE	8-SIDE PANEL	8' x 15' x 15'	15	31'-0"	<12'	15'
C2	LTE	8-SIDE PANEL	8' x 15' x 15'	15	31'-0"	<12'	15'
C3	LTE	8-SIDE PANEL	8' x 15' x 15'	15	31'-0"	<12'	15'
C4	LTE	8-SIDE PANEL	8' x 15' x 15'	15	31'-0"	<12'	15'

**ANTENNA AND RRU SCHEDULE**

SECTOR	RRU OR RRU DOWN	RRU COUNT	RRU LOCATION (DISTANCE FROM ANTENNA)	MINIMUM CLEARANCES
				NO. OVERHEAD
A1	UP	3	<12'	15'
A2	UP	3	<12'	15'
A3	UP	3	<12'	15'
A4	UP	3	<12'	15'
B1	UP	3	<12'	15'
B2	UP	3	<12'	15'
B3	UP	3	<12'	15'
B4	UP	3	<12'	15'
C1	UP	3	<12'	15'
C2	UP	3	<12'	15'
C3	UP	3	<12'	15'
C4	UP	3	<12'	15'



# LTE Justification Plots

**Market Name: Los Angeles**

**Site ID: : CSL05092**

**Site Address: 721 Jonata Park, Buellton CA 93427**

**ATOLL Plots Completion Date: June 03, 2020**



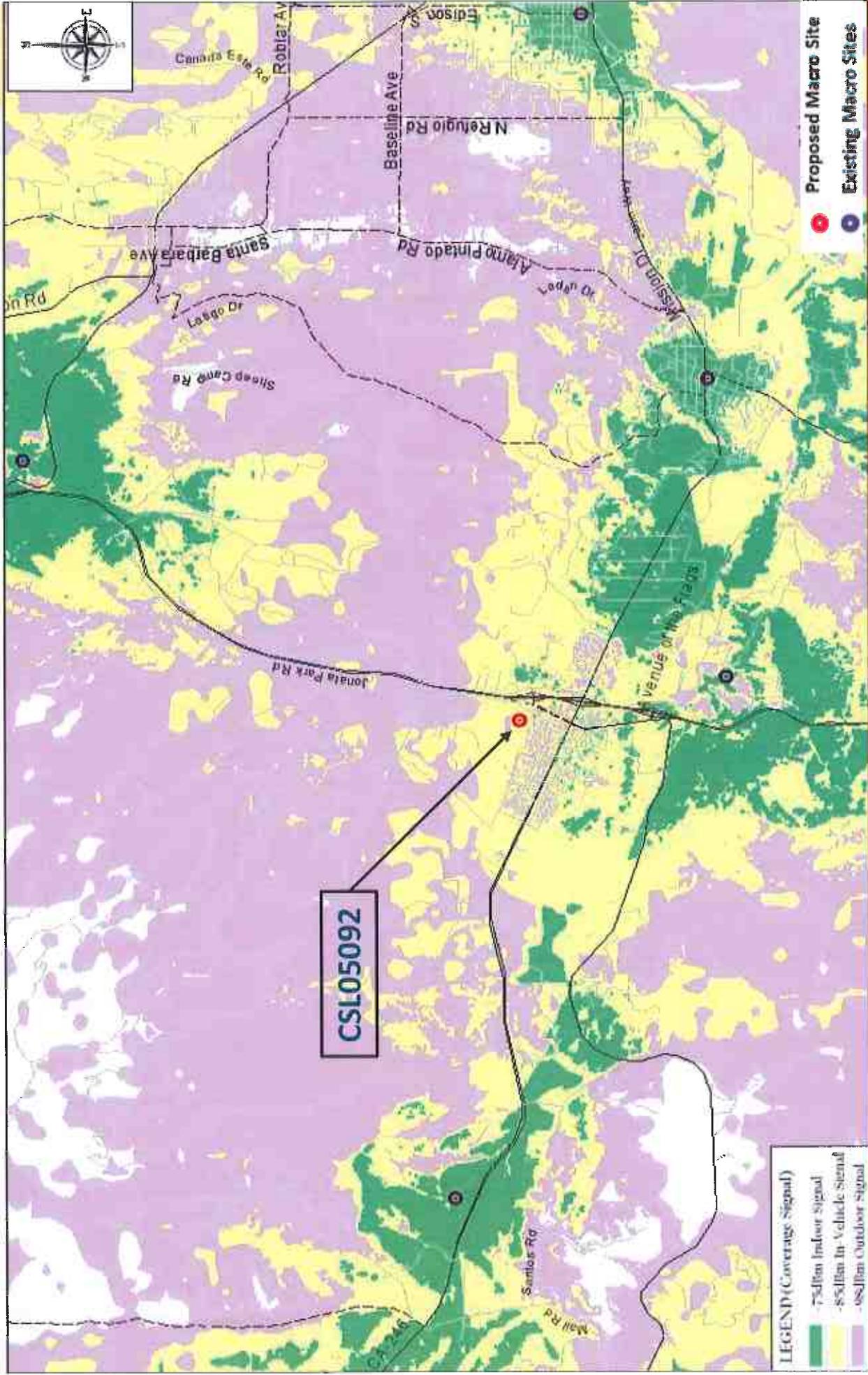
## Assumptions

- ❖ Propagation of the site plots are based on our current Atoll (Design tool) project tool that shows the preferred design of the AT&T 4G-LTE network coverage.
- ❖ The propagation referenced in this package is based on proposed LTE coverage of AT&T users in the surrounding buildings, in vehicles and at street level . For your reference, the scale shown ranges from good to poor coverage with gradual changes in coverage showing best coverage to marginal and finally poor signal levels.
- ❖ The plots shown are based on the following criteria:
  - **Existing:** Since LTE network modifications are not yet **On-Air**. The first slide is a snap shot of the area showing the existing site without LTE coverage in the AT&T network.
  - **The Planned LTE Coverage with the Referenced Site:** Assuming all the planned neighboring sites of the target site are approved by the jurisdiction and the referenced site is also approved and **On-Air**, the propagation is displayed with the planned legends provided.
  - **Without Target site:** Assuming all the planned neighboring sites are approved by the jurisdiction and **On-Air** and the referenced site is **Off-Air**, the propagation is displayed with the legends provided.



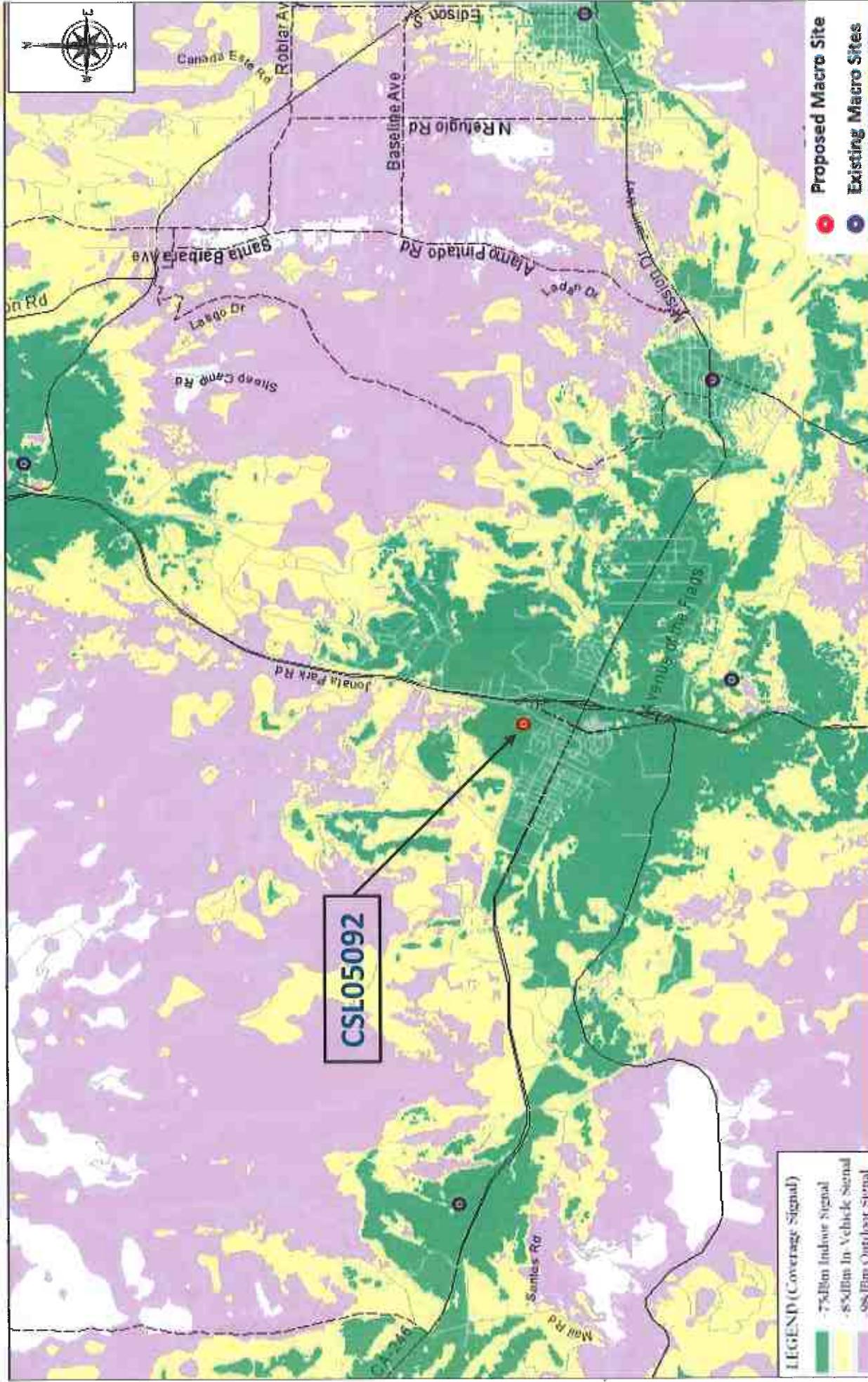
# LTE Coverage Before site CSL05092

## Attachment 4



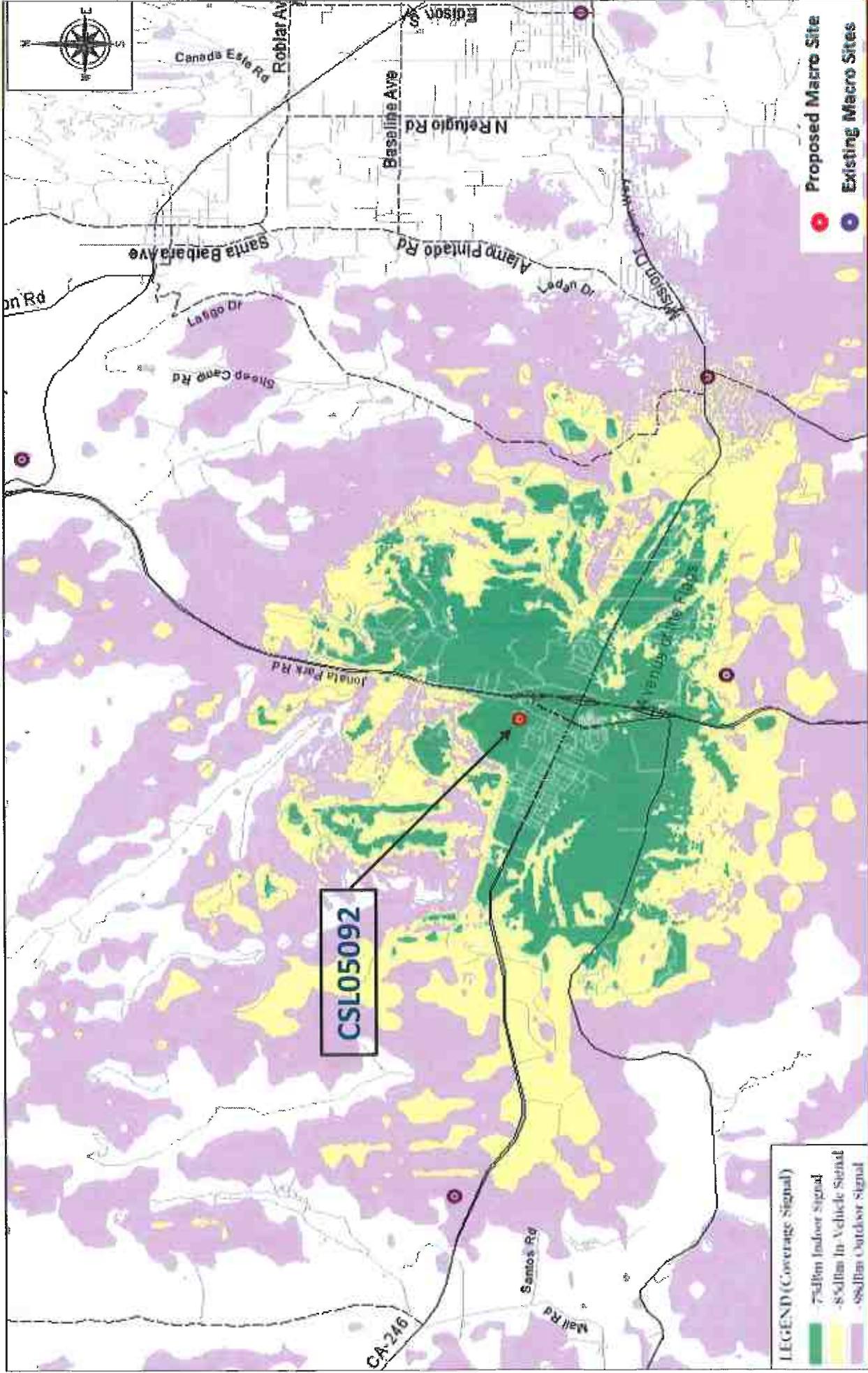
# LTE Coverage After site CSL05092

## Attachment 4



# LTE Coverage standalone site CSL05092

## Attachment 4



# Coverage Legend

Attachment 4



*Rethink Possible*

**In-Building Service:** In general, the areas shown in dark green should have the strongest signal strength and be sufficient for most in-building coverage. However, in-building coverage can and will be adversely affected by the thickness/construction type of walls, or your location in the building (i.e., in the basement, in the middle of the building with multiple walls, etc.)

**In-Transit Service:** The areas shown in the yellow should be sufficient for on-street or in-the-open coverage, most in-vehicle coverage and possibly some in-building coverage.

**Outdoor Service:** The areas shown in the purple should have sufficient signal strength for on-street or in-the-open coverage, but may not have it for in-vehicle coverage or in-building coverage.



**AT&T**

Attachment 5

**CSL05092**

**BUELLTON RESERVOIR**

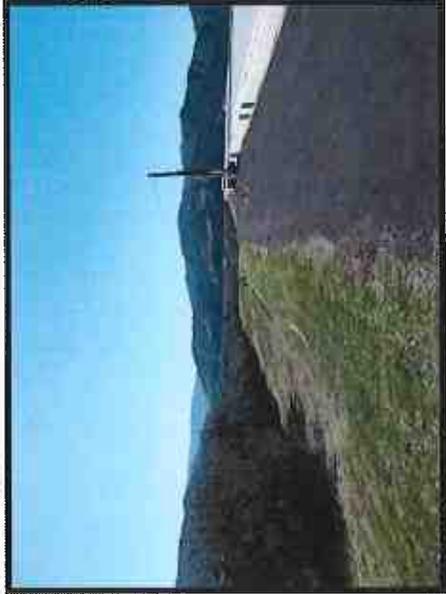
BEHIND 721 JONATA PARK ROAD, BUELLTON, CA 93427

**RECEIVED**  
By Cara Meche at 1:59 pm, May 11, 2020



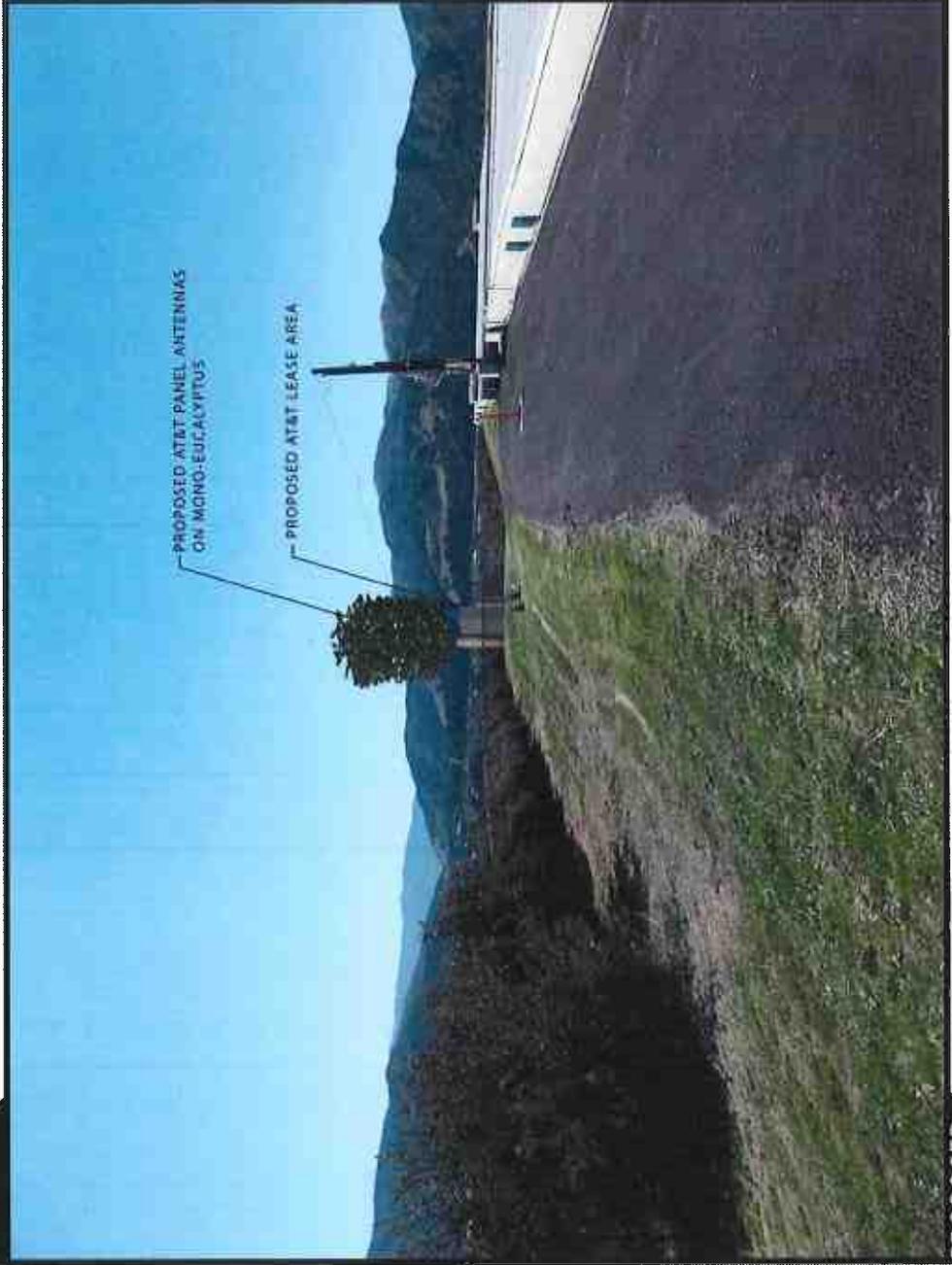
**LOCATION**

©2017 GOOGLE MAPS



**EXISTING**

**VIEW 1**



**PROPOSED**

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT. THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION AND IT IS NOT INTENDED TO BE AN EXACT REPRODUCTION.



**AT&T**

Attachment 5

**CSL05092**

**BUELLTON RESERVOIR**

BEHIND 721 JONATA PARK ROAD, BUELLTON, CA 93427

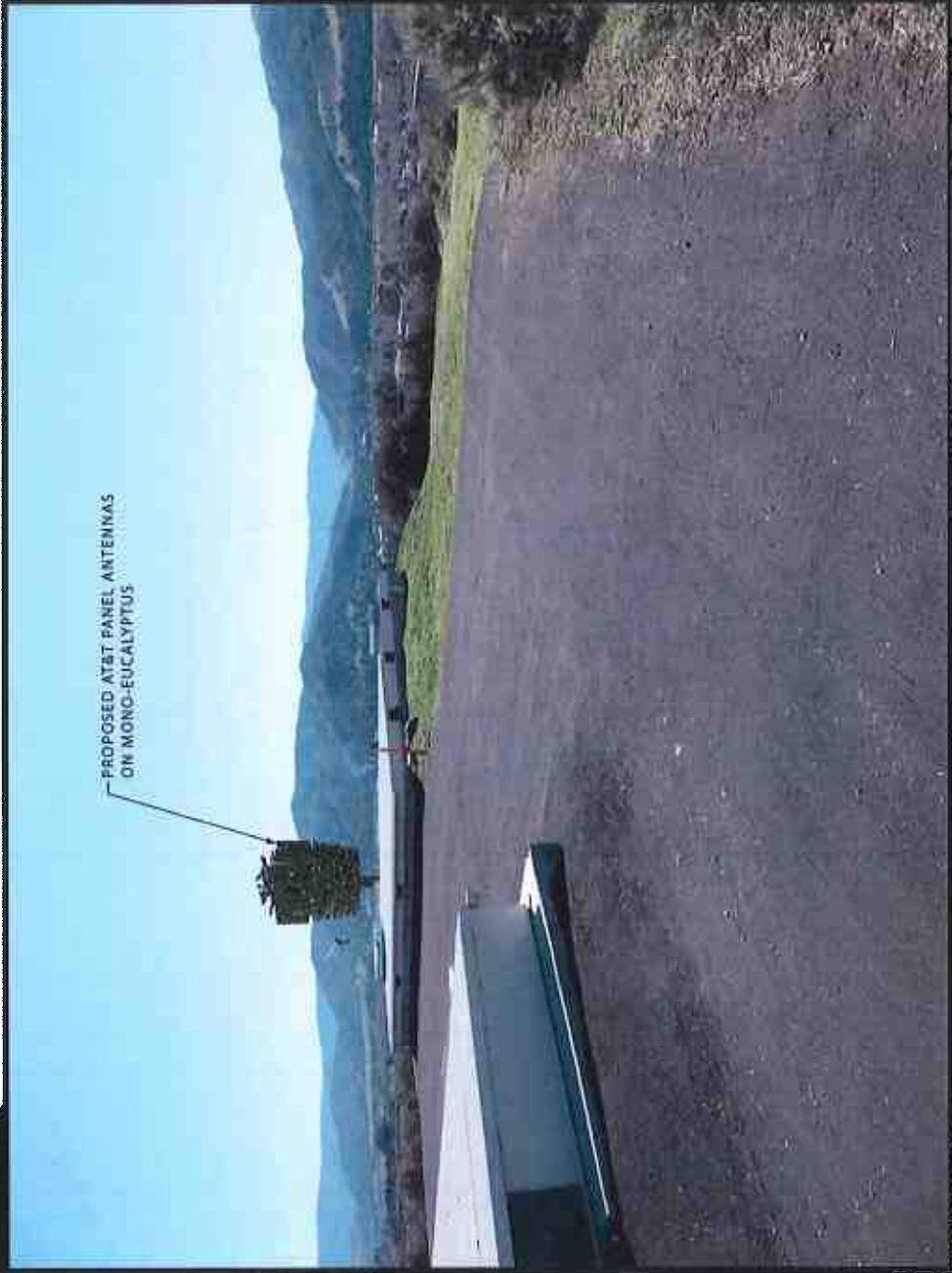
**RECEIVED**  
By Cara Mesche at 1:59 pm, May 11, 2020



**LOCATION**

© 2020 GOOGLE MAPS

**VIEW 2**



**PROPOSED**



**EXISTING**

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT. THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION AND IT IS NOT INTENDED TO BE AN EXACT REPRODUCTION.



**AT&T**

Attachment 5

**CSL05092**

**BUELLTON RESERVOIR**

BEHIND 721 JONATA PARK ROAD, BUELLTON, CA 93427

**RECEIVED**

By Carr Meche at 1:59 pm, May 13, 2020

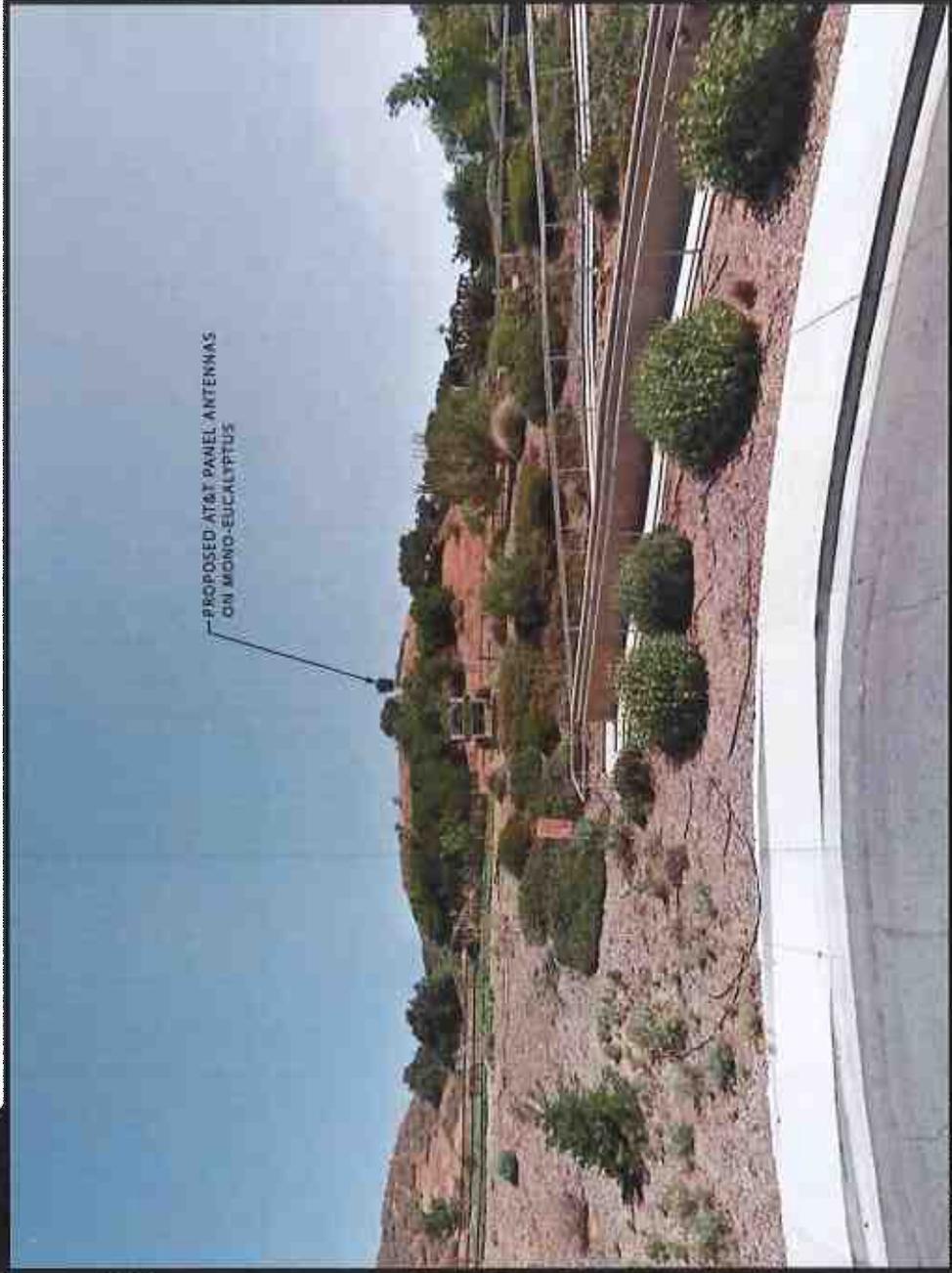


VIEW 3



LOCATION

©2017 GOOGLE MAPS



PROPOSED



EXISTING

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT. THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION AND IT IS NOT INTENDED TO BE AN EXACT REPRODUCTION.



**AT&T**

Attachment 5

**CSL05092**

**BUELLTON RESERVOIR**

BEHIND 721 JONATA PARK ROAD, BUELLTON, CA 93427

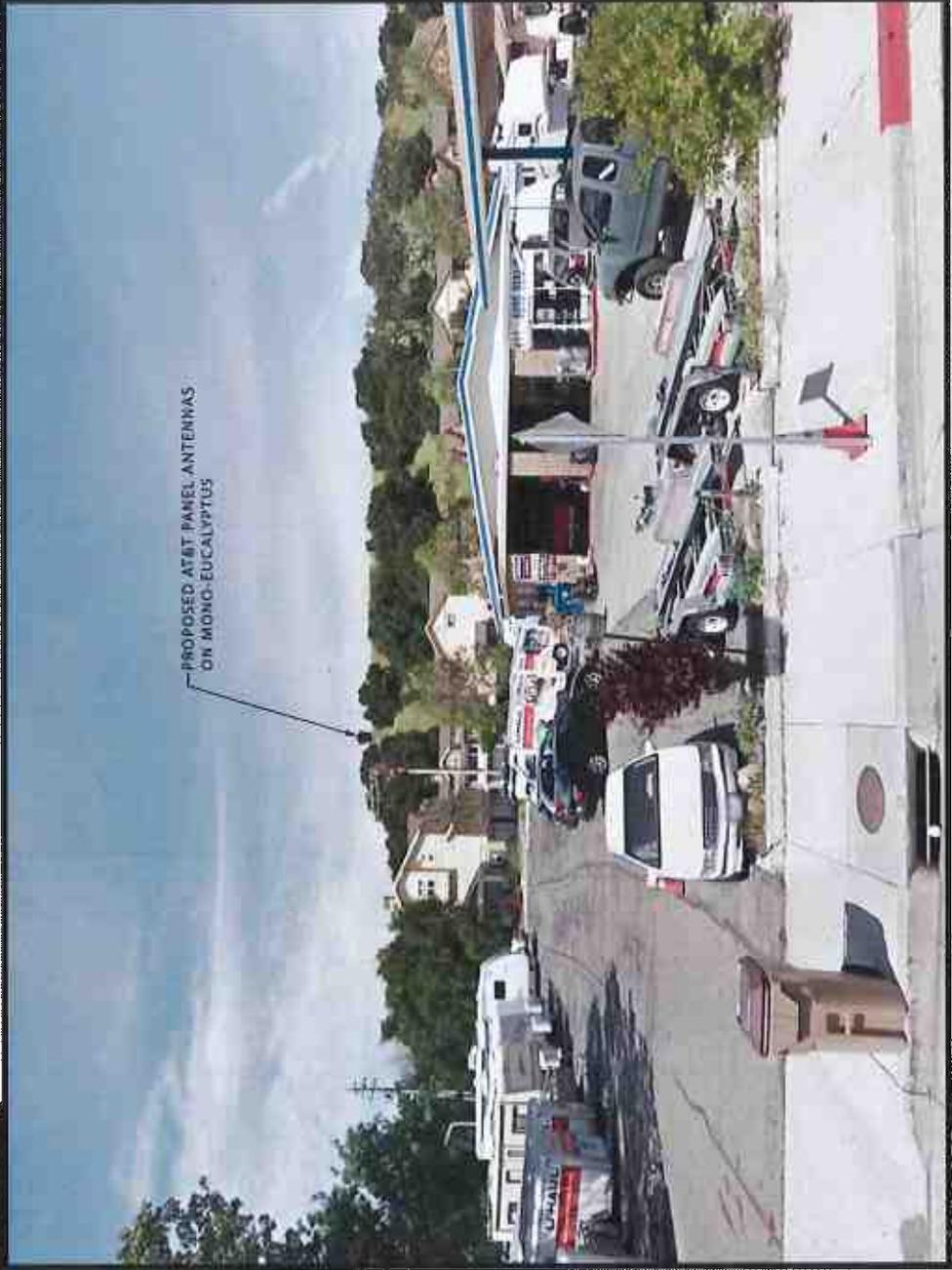


VIEW 4



LOCATION

© 2017 GOOGLE MAPS



PROPOSED



EXISTING

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT. THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION AND IT IS NOT INTENDED TO BE AN EXACT REPRODUCTION.

Attachment 6



EUCALYPTUS

Attachment 6



# CELL TREES, INC.



**Cell Trees Inc.**

5401 S. Canada Place

Tucson, AZ 85706

(520) 663-1330

<http://www.celltreesinc.com>

## City of Buellton Design Review

**Distribution:**

<i>City</i>	<i>Ravatt Albrecht</i>	<i>Other</i>	<i>Applicant</i>	<i>Other</i>
<input type="checkbox"/> M. Biredzinzki	<input checked="" type="checkbox"/> G. Ravatt	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> 1 <sup>st</sup> Review
<input type="checkbox"/> I. Tucker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> 2 <sup>nd</sup> Review
<input type="checkbox"/> A. Perez		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> 3 <sup>rd</sup> Review
<input type="checkbox"/> R. Hess			<input type="checkbox"/>	<input type="checkbox"/> Final Review

**VIA**

Email       Fax       U.S. Mail       Delivery

**PROJECT:** AT&T Antenna  
Behind 721 Jonata Park Road  
Buellton CA, 93427

**ARCHITECT:** Ravatt Albrecht & Associates Inc  
1371 Pacific Street  
San Luis Obispo, CA 93401

**DATE:** 05/29/20

**CITY FILE NO:** 20-CUP-01

**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 type="checkbox"/>	6 <input checked="" type="checkbox"/>	6 <input type="checkbox"/>

**Remarks:**

1. Utility areas should be screened from public view. Chainlink fences are strongly discouraged (p. 107). Consider a fence or site wall design that is compatible with the adjacent properties and approved by the City.
2. Please provide alternate faux tree options that are more compatible with the area. The current tower stands out against the existing landscape as too dark and not as "full" as the adjacent trees. Consider using a tree type that is on the City of Buellton's Approved Planting list. <https://www.cityofbuellton.com/files/Documents%20%20Forms%20PD/71187-Tree%20List-02-22-07.pdf>
3. The height limit for this zone (PQP) is 35 feet. The tower exceeds this height limit. [http://qcode.us/codes/buellton/?view=desktop&topic=12-12\\_32-12\\_32\\_050](http://qcode.us/codes/buellton/?view=desktop&topic=12-12_32-12_32_050)

\*Referenced the pages 105-109 of Buellton Design Guidelines for comments.

## Attachment 7

### 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. No building is proposed as a part of this project.



**Dino Romeo**  
Real Estate Specialist  
3300 Irvine Ave, Suite #300  
Newport Beach, CA 92660  
**949-444-4871 (C)**  
949-468-0931 (F)  
[Dino.Romeo@smartlinkgroup.com](mailto:Dino.Romeo@smartlinkgroup.com)

AT&T Project Number: CSL05092  
AT&T Project Name: Buellton Reservoir

Buellton Planning Commission  
107 West Highway 246  
P.O. Box 1819 Buellton, CA 93427

REQUEST FOR REMOVAL OF THE REQUIREMENT FOR STORY POLES /MODELING  
ON THE CONDITIONAL USE PERMIT APPLICATION CHECKLIST FOR AN AT&T  
PROPOSAL OF A WIRELESS COMMUNICATION FACILITY AT THE BUELLTON  
RESERVOIR.

Dear Planning Commission,

On behalf of AT&T as the applicant, I, Dino Romeo, at Smartlink Group, a legally authorized contractor for AT&T for site acquisition and entitlements/permitting, am requesting the Planning Commission to waive the requirement for us to erect story poles on our wireless communications facility, a 35' high structure disguised as a faux eucalyptus tree. We believe the photo simulations we have provided to Planning are sufficient in meeting this requirement as they accurately depict what AT&T intends to propose at this location. The simulations themselves provide a scale model that the City will be able to judge/analyze without needing additional resources to do so. We are also provided coverage maps and our drawings have elevations pages that model the proposed facility accurately too.

We hope that for these reasons the Planning Commission will waive the requirement for us to erect story poles and/or provide 3-D modeling/rendering for this proposed wireless facility.

Thank you for your consideration.

Sincerely,

Dino Romeo, Smartlink Group  
Authorized Agent of AT&T

**CITY OF BUELLTON**  
Planning Commission Agenda Staff Report

Planning Director Review: AK  
Planning Commission Agenda Item No: 3

To: The Honorable Chair and Commission Members

From: Irma Tucker, Contract City Planner  
Cara Meche, Assistant Planner

Meeting Date: June 18, 2020

Subject: Avenue of Flags – Median 3 Concept Designs;  
Cal Poly Landscape Architecture Design Studio, Spring 2020

**BACKGROUND/DISCUSSION**

During the past few months, Planning Department Staff have been working the Landscape Architecture Department at Cal Poly San Luis Obispo regarding a Design Studio project for Median 3 on the Avenue of Flags. The scope of the project was for students to create conceptual designs for a Civic-themed median that included a town plaza, amphitheater, park, and community amenities on Median 3, using the Avenue of Flags Specific Plan as a framework. By way of background, in 2012 the City worked with Cal Poly Planning Department's Urban Design Studio to create conceptual plans for the Specific Plan area; several of the Studio's recommendations were incorporated into the Specific Plan.

The current work effort involved Landscape Architecture students from two Design Studio classes during Spring Quarter 2020. Student site visits were initially scheduled for early April, however the COVID situation resulted with classes taking place on-line. The two professors conducted virtual tours of Median 3 and some students independently visited the project site and surrounding area. Planning Staff participated in a kick-off class presentation re: design and programming objectives for Median 3 within the context of overall goals for the Specific Plan. Staff continued to be available for weekly "project team meetings" and as needed throughout the Quarter.

In early June, thirty-five students each presented their final design concept on the day of final exams. The presentations were in the form of YouTube videos and accompanying design boards. City staff has reviewed and ranked all of the final designs; the top 5 concept design plans along with several additional designs that have elements of merit are included in this agenda item for the Commission's review and comment.

Listed below are the Top 5 Concept Designs along with URLs to their YouTube videos; their final poster boards are included as attachments hereto. The Top 5 design videos will be viewed at the Planning Commission meeting.

- 1) Cian Amor, "Swing Up The Avenue", <https://youtu.be/0wTN7Mto2bI>
- 2) Tanya Moss, "Patriotic Wave", <https://www.youtube.com/watch?v=2t1GzS-IUNa>
- 3) Hannah Weinstein, "A Community Space for Buellton", <https://youtu.be/jWevff-BZz8>

- 4) Siena Wagner, "The Daily Grind", [https://youtu.be/v\\_dd\\_iPoqvU](https://youtu.be/v_dd_iPoqvU)
- 5) Maryam Abutabikh, [https://youtu.be/v1TBXSq\\_RQg](https://youtu.be/v1TBXSq_RQg)

The following are Concept Designs with Elements of Merit:

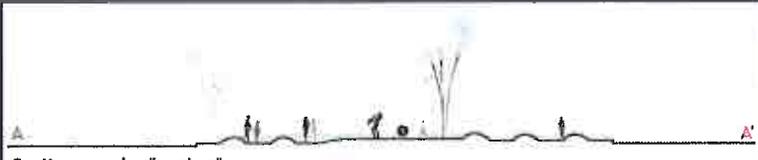
- Kristen Holtzclaw, "The Junction", <https://youtu.be/AySKEIDMDe4>
- Michaela Lafferty, "Patriotic Path", <https://youtu.be/Hb9Rth2Lfi>
- Lou Lou Twietmeyer, "From Sails to Automobiles", <https://youtu.be/SF1A6McSHis>
- Nikko Workman, "Nature Inspired Buellton", [https://youtu.be/qIs4dj\\_ddGg](https://youtu.be/qIs4dj_ddGg)
- Harrison Oldershaw, "Timequake", <http://youtu.be/K3Qp17xDH7c>
- Nayelli Rojas, "Funneling Old + New Traditions", [https://www.youtube.com/watch?v=2dZAQ9mA1\\_0&feature=youtu.be](https://www.youtube.com/watch?v=2dZAQ9mA1_0&feature=youtu.be)
- John Ty, "The Avenue of Dreams", <https://youtu.be/HIRznBw-8KA>

### **RECOMMENDATION**

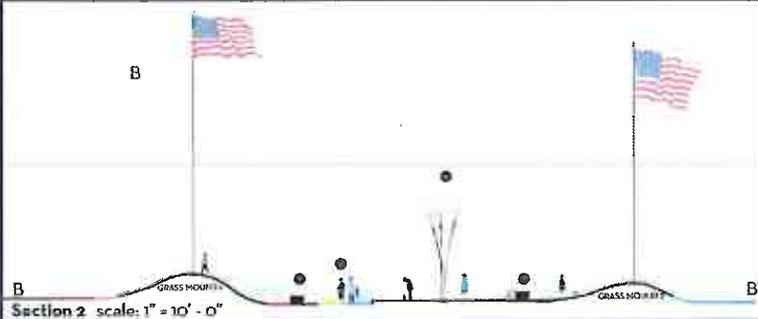
That the Planning Commission provide comments on the Median 3 Concept Designs presented by Cal Poly Urban Design Studio students. The Concepts Designs along with Commission comments will be presented to the City Council at a future meeting, tentatively scheduled for July 9, 2020.

### **ATTACHMENTS**

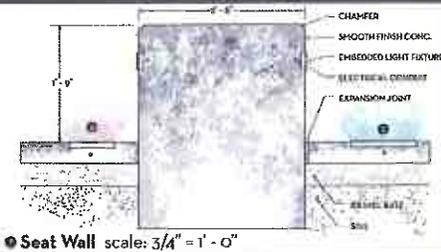
- Attachment 1 – Cian Amor design poster
- Attachment 2 – Tanya Moss design poster
- Attachment 3 – Hannah Weinstein design poster
- Attachment 4 – Siena Wagner design poster
- Attachment 5 – Maryam Abutabikh design poster



Section 1 scale: 1" = 10' - 0"



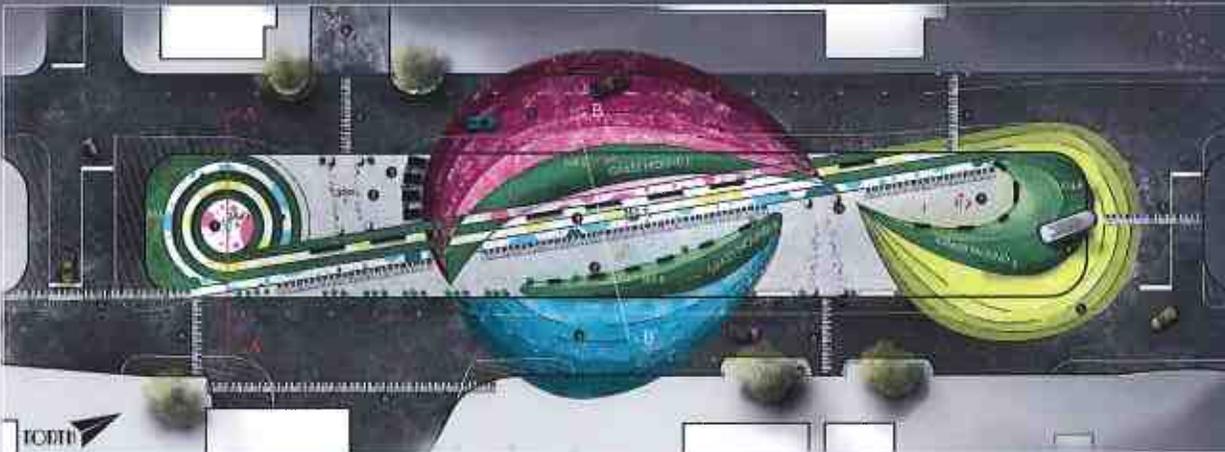
Section 2 scale: 1" = 10' - 0"



Seat Wall scale: 3/4" = 1' - 0"

LEGEND

- 1 STONE/FLY ASH AREA (MATERIALS TO BE DETERMINED BY THE ARCHITECT)
- 2 GRASS MOUNTS
- 3 BALLPOOLS
- 4 STAFF BATH (CLOSET TO THE MAIN BATH)
- 5 COLORED PAINTING (TO BE DETERMINED BY THE ARCHITECT)
- 6 FIBRO BOARDWALK
- 7 SEAT BENCHES
- 8 FOUNTAIN WATER (TO BE DETERMINED BY THE ARCHITECT)
- 9 LAZIOHABA (TO BE DETERMINED BY THE ARCHITECT)
- 10 WALL PLANTER (TO BE DETERMINED BY THE ARCHITECT)
- 11 ENTRANCE (TO BE DETERMINED BY THE ARCHITECT)
- 12 ART/SCULPTURE



SITE PLAN scale: 1" = 30' - 0"

THEORY

COGNITIVE DISSONANCE: THE STATE OF COGNITIVE DISSONANCE OCCURS WHEN THERE IS INCONSISTENCY OR CONFLICT THAT INDICATES THEY EXCHANGES CHANGE SO THAT THE DISCOMFORT MATCHES ITS SURROUNDINGS.

THE COLORFUL AND PLAYFULNESS OF THE SITE CREATE COGNITIVE DISSONANCE AS THERE IS NOTHING LIKE THIS IN THE AREA. I ROLLED THE DISCOMFORTS BY MY DESIGN TO EXCEED THE MEDIUM WHICH PEOPLE FUTURE CHANGE THROUGHOUT THE SPHERE OF FLIGHT. THE DESIGNER SHOULD NOT COPY THE STREET AND THIS IS WHY. THE DISCOMFORT IS MOST APPARENT AT FIRST. THE COGNITIVE DISCOMFORTS COGNITIVE DISSONANCE AS BULLDOGS DO NOT HAVE A FURTHER HISTORY OF 2020, AND THERE IS ANYTHING WHERE THE FEATURES INCLUDED IN MY FINAL DESIGN. THERE ARE LIGHTS, THERE ARE THESE ARCHES, THERE'S THIS OLD FASHION IN IT HAS ANY BODY, BUT IT BELIEVES THE NEW WORLD OF 1977.

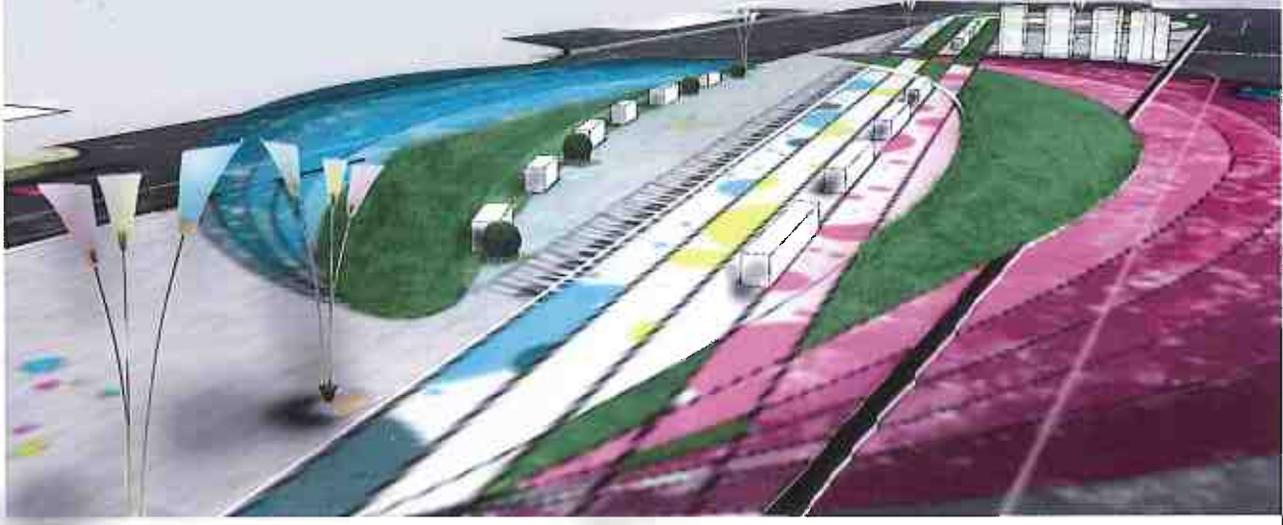
THE DESIGN WILL TAKE A DIFFERENT APPROACH AND BRING OUTSIDE BODY AND FOCUS ON THE JAZZ ASPECTS OF THE ART DESIGN. THE DESIGN HAS A STRONG HISTORY OF SCULPTURE BY THE MAIN AREA, WITH LIGHTS CAPTURE THE OLD TIME LIGHTING OF JAZZ DURING THE 1950S AND THE ARCHITECTURE ENLIGHTENS UNDER AIR DESIGN WITH A JAZZ MUSIC THEME.

MY MAIN GOALS FOR THE PROJECT WAS TO CREATE A NEW GARDEN (IDEALLY) I KNEW THAT A STAIR ALONG LAZIOHABA WAS HIS BROODER FUTURE PROJECT. SO THE MAIN SITE DESIGN, THE LAZIOHABA IS COMPLEMENTARY OF THE DESIGN BUT THE MAIN DESIGN. IN THE SITE BELIEF, AN ASYMMETRICAL LIGHT SCENERY THAT CAPTURES THE INTEREST IN THE CITY. THE SITE WAS PROJECTED VIEWS FROM SWINGING IN. THE DESIGN OF THE SITE ENCOURAGES VEHICLE AS TOURISTS TO ENJOY THE SITE AND BRIDGE.

CONCEPT ELEMENTS

# SWING UP THE AVE.

QUELTON AVENUE OF THE FLAGS REDESIGN  
 CIAN AMOR | LA 204-02 | SPRING 2020



# PATRIOTIC WAVE

## THE AVENUE OF FLAGS MEDIAN THREE

Located in Buellton, CA, The Avenue of Flags (former highway 101) Median Three Project is a part of a multi-step project for all five medians. It is the center of the Downtown core and has a significant historical importance for the city of Buellton.

Inspired by the historic value of the Avenue of Flags and the prominence of wind on the site, the Patriotic Wave design is a conceptual representation of a flag waving in the wind. It is evident in the movement of the curvilinear pathways, organic forms and the meandering

bioswale. To reinforce the concept and to create a vertical geometric frame that speaks to Art Deco style, I incorporated rows of flags on perimeter of the site, while the historic flag remains the focal point, easily seen from beyond the median as is within it.

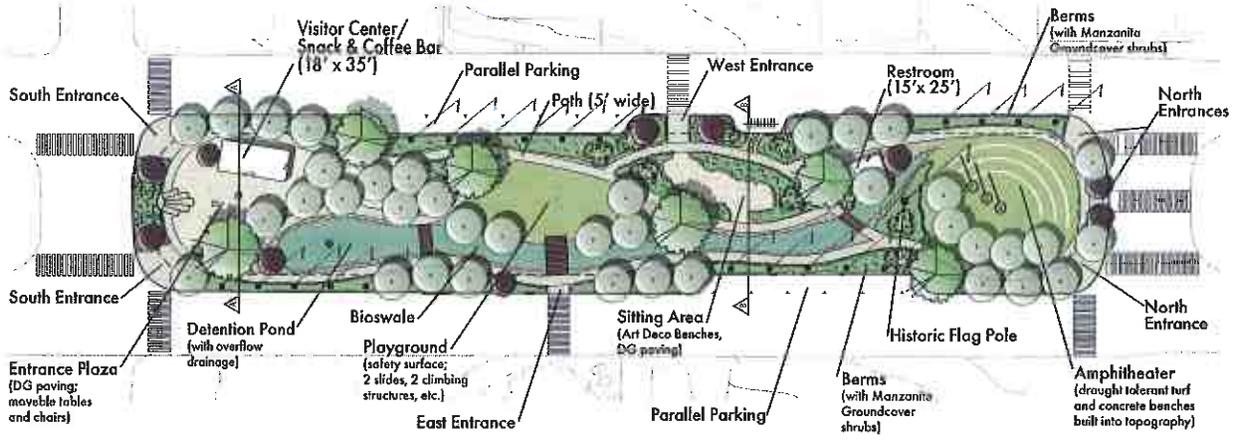
The site amenities are a restroom, and visitor center that also serves as a snack and coffee bar. The design elements include an entrance plaza: a welcoming and vibrant space, a playground, dining and sitting areas and an amphitheater. I chose to work with the steepest part

of the site and built the amphitheater into the topography. It is a large gathering space covered with a drought tolerant lawn with concrete benches that also serve as retaining walls. This flexible space is easily adaptable to different needs and events.

To address stormwater run-off I incorporated a bioswale with a detention pond that has an overflow drainage receptacle to accommodate heaviest storms. It connects to Zaka Creek watershed and promotes education of local ecology. The site incorporates California native

vegetation and many trees that provide shade. For traffic calming solution I increased the width of the median by 10 feet on the east and west sides and by 15 feet on the north and south ends.

This park is designed to bring people together no matter the differences. The flag will continue to wave in the wind, but we are the ones who assign and refine its meaning. Otherwise, what is a flag if not just a colorful piece of fabric?



### MEDIAN THREE PLAN

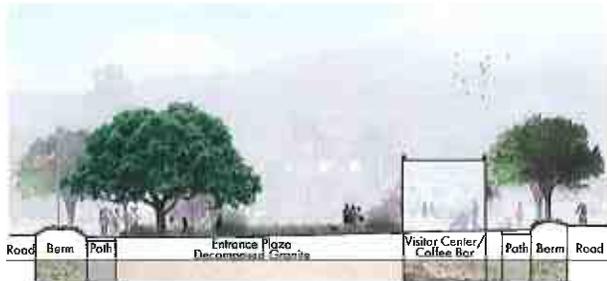
LEGEND:

- |                   |                           |                              |                        |                      |
|-------------------|---------------------------|------------------------------|------------------------|----------------------|
| Coast Live Oak    | Medium Shrubs (CA native) | Existing Median Outline      | Dining Tables          | TOW 372.0; ROW 370.5 |
| Australian Willow | Bike Rack                 | Wooden Bridge                | Crosswalks             | TOW 370.0; ROW 368.5 |
| Western Redbud    | Flag Poles                | Overflow Drainage Receptacle | Art Deco Paving Detail | TOW 368.0; ROW 366.5 |

SCALE 1"=30'

### SECTION AA

SCALE: 1"=10'



### THE NORTH END



### SECTION BB

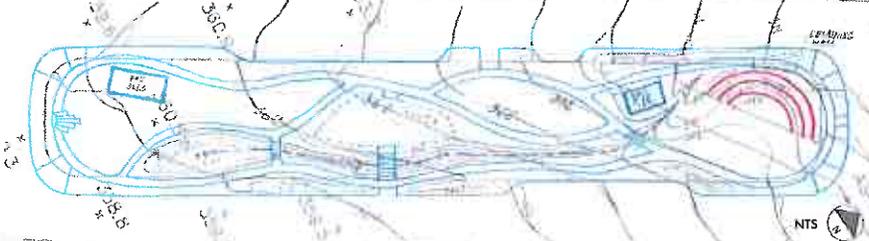
SCALE: 1"=10'



### THE PLAYGROUND



### GRADING PLAN



### DESIGN THEORIES

- Urban Nature:** The design brings life to a bare median by providing a place to experience and connect with nature and opportunities for recreation.
- Psychological Sense of Community:** The Avenue of Flags is a place for people to come together and to form connections, to welcome visitors and to build a stronger community.
- Biophilia:** The park provides the opportunity for humans' need to connect to nature. It is seen in the use of numerous trees and understory plants and the bioswale. As one strolls down the path, sits on a bench or at a table, they experience strong connection to nature.
- Tactical Urbanism:** The park has areas for flexible use. They include movable tables and chairs. This allows the users to redefine the spaces depending on different activities and needs.

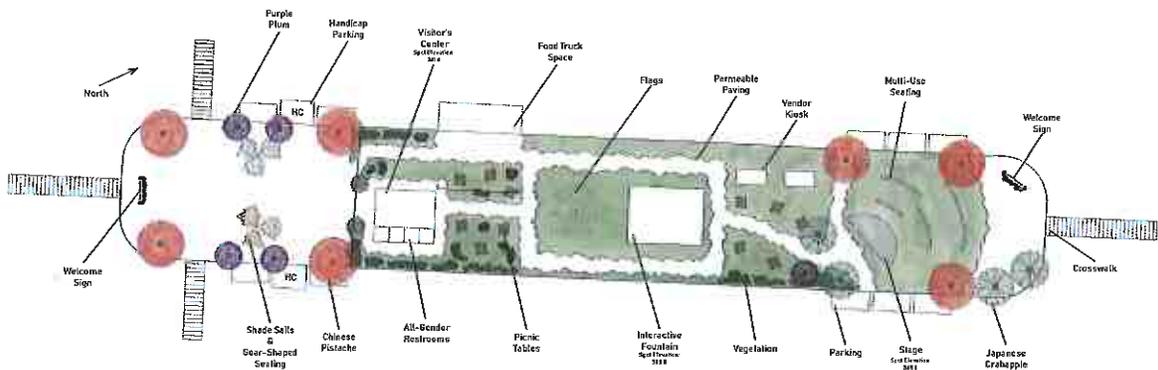
# A COMMUNITY SPACE FOR BUELLTON

HANNAH WEINSTEIN | LA 204 | SPRING 2020

Bringing together the people of Buellton, CA through community-based spaces that celebrate the city's quirks.

## Plan

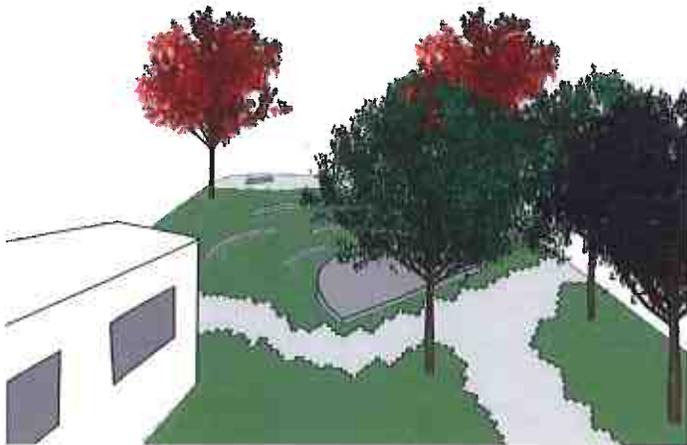
Scale: 1" = 30' - 0"



## Design Theory

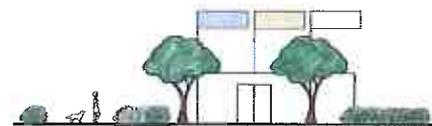
My design utilizes "Priming Theory". This can be seen through the different areas for picnic tables as well as their proximity to designated spaces for food trucks and other vendors. The vendors are also close to the multi-use performance area on the northern end of the median as well as the plaza on the southern end. The smells coming from the nearby vendors can attract visitors from all over the avenue. Other spaces such as the flag and fountain area also guide the visitor's experience.

## Perspective 1



## Section 1

Scale: 1" = 10' - 0"



Looking toward the visitor's center.

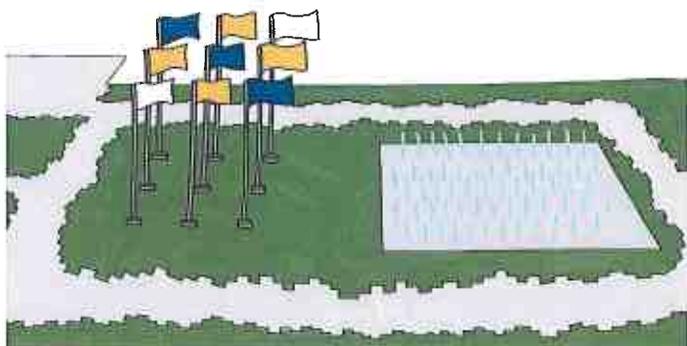
## Section 2

Scale: 1" = 10' - 0"



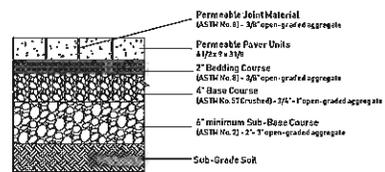
Looking toward the food trucks from the seating area.

## Perspective 2



## Paving Detail

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



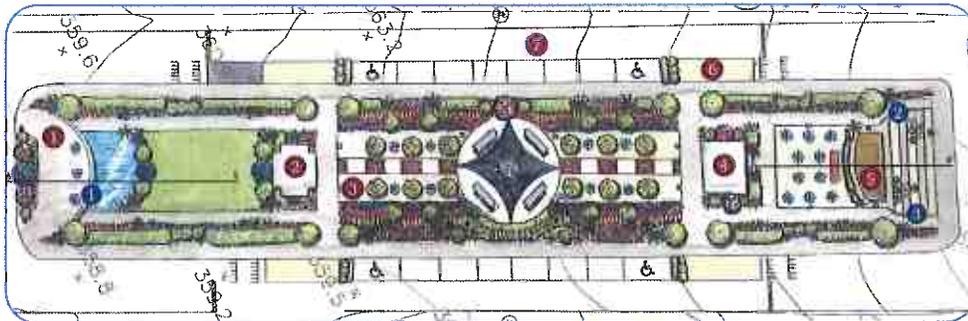


# AVENUE OF THE FLAGS MEDIAN 3 / THE CIVIC JUNCTION

MARYAM ABUTABIKH / LA 204 / SPRING 2020 / DAVID WATTS

## MASTER PLAN

Embracing Buellton's roots through inspiration derived from the city's car culture. By creating an elegantly balanced central plaza with paving reminiscent of a hood ornament, Buellton residents can feel grounded and proud within the city they call home.



## BACKGROUND

The Avenue of the Flags is a significant historic street located in Buellton, CA. This street was the original location of the Coast Highway 101 until the 1960s. The route was renamed after Ronald Reagan visited the site: Flags line the medians bisecting the road, and a meandering walk is located on Median A. Median 3 is intended to serve as the new downtown corridor for Buellton. This redesign alludes to Buellton's patriotic roots and offers the city a fresh area for residents and visitors to enjoy.

## PROGRAM

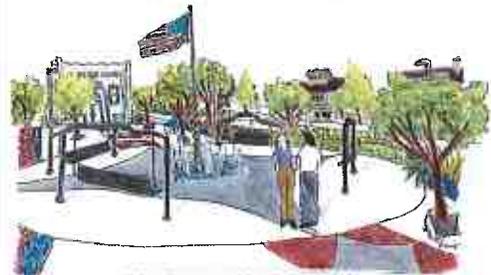
- 1 **Zaca Recreation Area** - Raised Seating Area Overlooking Pond / Zaca Pond / Recreational Lawn
- 2 **Restroom** - Men's / Women's / Gender Neutral Family Room
- 3 **Rufus T. Buell Civic Plaza** - Seating Area / Bench Swings / Interactive Water Feature / American Flag / 3' Infiltration Trench
- 4 **City of Buellton Visitor Center** - Information on Current & Upcoming Events / History of Buellton Exhibition
- 5 **Cuesta Flex Space** - Shaded seating Area / Community Art Gallery / Amphitheater
- 6 **Parking** - 4 Handicap Spaces / 12 Parking Spaces / 4 Loading Zones / Bike Parking / Storage & Utility Shed
- 7 **Street** - 2 Speed Bumps on Either Side of Median (4 Total) / Bike Lane

## SPOT ELEVATIONS

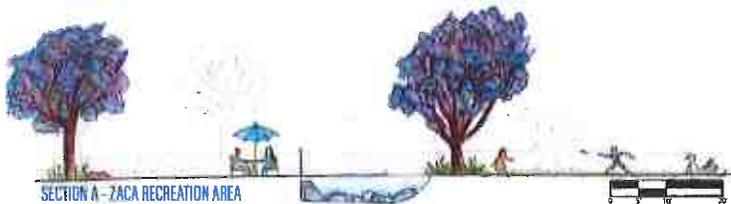
- 1 **Zaca Recreation** - 10W: 364' 80W: 359.5'
- 2 **Flex Space** - 10W: 374.55' 80W: 373.05'
- 3 **Flex Space** - 10W: 370.01' 80W: 369.31'



PERSPECTIVE 1: ZACA RECREATION AREA



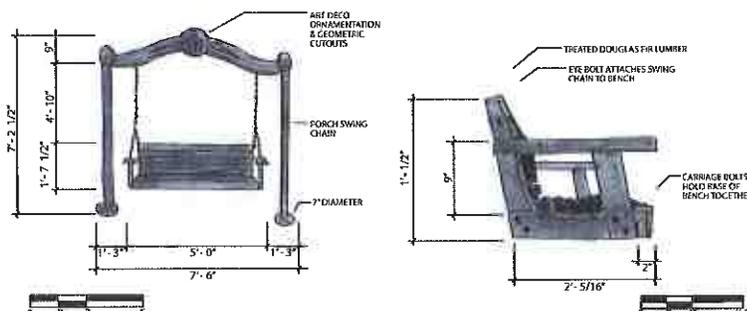
PERSPECTIVE 2: RUFUS T. BUELL CIVIC PLAZA



SECTION A - ZACA RECREATION AREA



SECTION B - CUESTA FLEX SPACE



CONSTRUCTION DESIGN DETAIL - BENCH SWING

## DESIGN THEORIES EMPLOYED

### ◆ CITY AS COMMUNITY

Create Flex Space offers two different multi-use seating areas. The formal seating area has elevated tables that surround an art gallery, exhibiting local artists with monthly exhibitions and community art classes. The informal seating area is a more permanent steel-style area that also functions as a gathering space.

### ◆ LANDSCAPE AS INFRASTRUCTURE

Storm drainage is utilized as a focal point within the design. An infiltration trench complements the bridge surrounding Civic Plaza. This trench directs water into culverts that lead to Zaca Pond. A seating area overlooks Zaca Pond, which enhances the viewshed from that area.

### ◆ TACTICAL URBANISM

Movable furniture is used to create diverse areas within the mission. For example, the tables in Civic Plaza can be repositioned to the storage shed to allow for weekly farmers markets.

### ◆ C.R.A.P. FOR EFFECTIVE VISUAL DESIGN

Contrast is utilized throughout the design, and it is enhanced through strikingly different colors that complement each other as well as the city's patriotic history. Variation of curves and diamond shapes capture attention throughout the space. A central line clearly defines the site, ultimately creating a sense of hierarchy. Continuity is evident through repetitive grouping of hardscape and softscape throughout the design.