



CITY OF BUELLTON

PLANNING COMMISSION AGENDA

**Regular Meeting of March 21, 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 Sarquilla

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 February 21, 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. **Review and Direction to Staff Regarding Ave of Flags Median Two Design Plan**
❖ *(Staff Contact: Public Works Director Rose Hess)*

WRITTEN COMMUNICATIONS

PLANNING COMMISSIONER COMMENTS

PLANNING DIRECTOR REPORT

ADJOURNMENT

To the next regularly scheduled Planning Commission meeting of Thursday, April 4, 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

February 21, 2019 – 6:00 p.m.
City Council Chambers, 140 West Highway 246
Buellton, California

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Commissioner Eglin led the Pledge of Allegiance

ROLL CALL

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

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

REORDERING OF AGENDA

None

PRESENTATIONS

None

APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of February 7, 2019

MOTION:

Commissioner Blokdyk moved and Commissioner Sarquilla seconded the motion to approve the Minutes of February 7, 2019

VOTE:

Motion passed with a 5-0 voice vote.

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

2. **Resolution No. 19-03 - “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Final Development Plan (17-FDP-03) for the 518 Avenue of Flags Project, a new 19,981 Square Foot Mixed-Use Development on 1.22 Acres Located at 518 Avenue of Flags, Assessor’s Parcel Number 137-170-006, and Making Findings in Support Thereof”**

RECOMMENDATION:

That the Planning Commission consider the adoption of Resolution No. 19-03 - “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Final Development Plan (17-FDP-03) for the 518 Avenue of Flags Project, a new 19,981 Square Foot Mixed-Use Development on 1.22 Acres Located at 518 Avenue of Flags, Assessor’s Parcel Number 137-170-006, and Making Findings in Support Thereof”

STAFF REPORT:

Contract City Planner Irma Tucker presented the staff report.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

SPEAKERS/DISCUSSION:

- Commissioner Sarquilla questioned handicap access to the 2nd floor.
- Commissioner Blokdyk pointed out that some of the proposed shrubs are not suitable for Buellton’s climate.
- Chair Heedy suggested possible incentives relating to the Phase II parking.

Chair Heedy opened the Public Hearing at 6:49 p.m.

Ruben Burrola, Archeion Architects, thanked Staff for the presentation and stated he is available to answer questions.

Peggy Brierton, Buellton, spoke in favor of the project and suggested some minor changes to the architecture to further enhance the Art Deco style.

Chair Heedy closed the Public Hearing at 7:02 p.m.

The applicant received positive feedback on the overall design of the project and the incorporation of the Art Deco architecture.

MOTION:

Commissioner Blokdyk moved and Commissioner Sarquilla seconded the motion to approve Resolution No. 19-03 - "A Resolution of the Planning Commission of the City of Buellton, California, Approving a Final Development Plan (17-FDP-03) for the 518 Avenue of Flags Project, a new 19,981 Square Foot Mixed-Use Development on 1.22 Acres Located at 518 Avenue of Flags, Assessor's Parcel Number 137-170-006, and Making Findings in Support Thereof"

VOTE:

Motion passed with a 5-0 roll call vote.

OTHER BUSINESS

None

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

Chair Heedy suggested an update the zoning code to determine parking regulations for event spaces and meeting halls.

PLANNING DIRECTOR REPORT

Planning Director Keefer updated the Commission on the status of various projects including the design progress for the Avenue of Flags median number two. Ms. Keefer announced that the March 7th, Planning Commission meeting will be cancelled due to members of the Commission attending the League of California Cities Planners Academy in Long Beach.

ADJOURNMENT

Chair Heedy adjourned the meeting at 7:15 p.m. The next regular meeting of the Planning Commission will be held on Thursday, March 21, 2019 at 6:00 p.m.

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: Rose Hess, Public Works Director

Date: March 21, 2019

Subject: Review and Direction to Staff Regarding Ave of Flags Median Two Design Plan

BACKGROUND

In October 2017, City Council Adopted the Ave of Flags Specific Plan. As part of the implementation of the Ave of Flags Specific Plan, funds were allocated toward the design of Median 2 for the FY 18/19 Budget. Planning and Engineering staff have been working on concept and preliminary plans pursuant to the Specific Plan. At this time 35% plans have been drafted and are provided as Attachment 1.

As identified in the Specific Plan, key features are as follows:

Median 2 is envisioned as a cobble stone paved area that provides parking and flexible, multi-use event space; it would include in-ground potted trees, landscaping, post holes for removable shade canopies, infrastructure stub outs, and fiber optics. (Chapter 2)

Potential uses and building feature for this median include: attractive paved areas for flexible event space; parallel and/or diagonal parking (with option for parking area to be closed off and used for larger events); shade canopies along linear central walkway, ample seating and landscaped areas. (Chapter 3)

Exhibits regarding Median 2 in the Specific Plan are provided in Attachment 2.

Key features of the draft plans include permeable pavers throughout the median with subsurface drainage/stormwater retention, interior parking circulation, removal of four PG&E cobra heads and replacement with matching City decorative pedestrian and street lighting, removal of one 50-foot flag pole and replacement with two 30' flagpoles to fit the design of the Specific Plan, varied landscaping throughout, including trees. Aerial and street views of Median 2 are provided as Attachment 3.

Other features such as removable bollards (to partition the flex/parking space), removable canopies, and electrical outlets will be detailed on the plans as design progresses. Staff would like concurrence on major design features in order to proceed with design and begin coordination with other agencies such as PG&E.

The item was continued from the March 14, 2019 City Council meeting to March 28, 2019 so that all Council Members may be present for input.

FISCAL IMPACT

\$250,000 has been allocated for the design phase of Median 2 within the CIP Fund of the FY 18/19 Budget (CIP #215). Approximately \$25,000 has been expended to date (10%). Original Concept Cost Estimate for Median 2 improvements was \$1,700,000.

RECOMMENDATION

That the Planning Commission review the draft plans and provide staff with additional recommendations if necessary to move forward towards completion of the Design Plans for Council Discussion.

ATTACHMENTS

- Attachment 1 – Draft Median 2 Plans 35%
- Attachment 2 – Ave of Flags Specific Plan – Median 2 Excerpts
- Attachment 3 – Aerial and Street View of Median 2

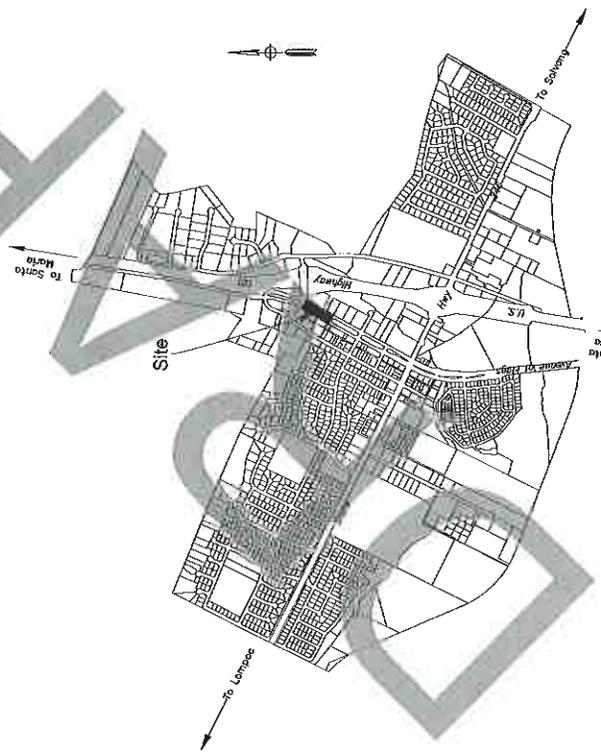
CITY OF BUELLTON MEDIAN 2 PARKING LOT AVENUE OF FLAGS JUNE 2020



SHEET INDEX	
SHEET NO.	SHEET NAME
1	TITLE SHEET
2	DEMOLITION PLAN
3	NOT USED
4	NOT USED
5	NOT USED

GENERAL SPECIFICATIONS/GRADING NOTES

1. ALL WORK SHOWN ON THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION (SSMPC) "GREEN BOOK" UNLESS OTHERWISE NOTED TO COMPLY WITH 2015 CALIFORNIA STANDARD PLANS AND SPECIFICATIONS.
2. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE DIVISION OF INDUSTRIAL REGULATIONS (C4-0504) SAFETY STANDARDS. THE CONTRACTOR SHALL PROVIDE PERMIT FROM S4D DIVISION.
3. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES TO THE CITY ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORK.
4. CONTRACTOR SHALL LOCATE, PROTECT, AND SAVE ANY AND ALL SURVEY MONUMENTS THAT WILL BE OR MAY BE DAMAGED OR DESTROYED BY THESE OPERATIONS.
5. THE CONTRACTORS SHALL BE RESPONSIBLE FOR PROTECTING ALL PUBLIC AND PRIVATE PROPERTY INSIDE AS IT MAY BE AFFECTED BY THESE OPERATIONS.
6. DRAFT PERSONS SHALL BE RESPONSIBLE AT ALL TIMES. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE CAUSED BY DUST FROM CONSTRUCTION.
7. THE CONTRACTOR SHALL COMPLY WITH WEAPONS REQUIREMENTS, AND IMPLEMENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL DURING AND AFTER CONSTRUCTION.
8. CONCRETE SHALL BE 2,800 PSI MINIMUM 28 DAY STRENGTH UNLESS OTHERWISE STATED.
9. CONCRETE SUBGRADE SHALL BE STANDARD BROOM FINISH PER PLAN AND SPECIFICATIONS AS APPROVED BY CITY ENGINEER.
10. ALL REINFORCING BAR SHALL BE GRADE 60 KSI UNLESS OTHERWISE STATED.
11. EXCESS SOIL FROM THE GRADING OPERATION SHALL BE HAULED OFF SITE AND DEPOSITED IN A PROPER AND LEGAL LOCATION. ALL EXCESS SOIL SHALL BE PROPERLY COVERED TO PREVENT DUST. ALL EXCESS MATERIAL NECESSARY SHALL REMAIN ON THE PROPERTY OF SANTA BARBARA COUNTY PUBLIC WORKS TRUCKS DIVISION PER PERMITS PRIOR TO COMMENCEMENT OF HAULING OPERATION.
12. CONSTRUCTION JOISTS AND DIMENSION LINES SHALL BE PER CITY OF BUELLTON STANDARD DETAILS OR 2015 CALTRANS STANDARD PLANS, AS CALLED OUT ON THESE PLANS.
13. CONTRACTOR TO OBTAIN A NO DISTURBANCE PERMIT FROM CITY PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY CITY INSPECTOR 72 HOURS PRIOR TO START OF CONSTRUCTION AT 800-388-3300. CONTRACTOR SHALL BE REQUIRED TO OBTAIN A DOUBLE PERMIT FROM CALTRANS PRIOR TO BEGINNING WORK (SEE SPECIFICATION).
14. CONTRACTOR TO SCHEDULE PRECONSTRUCTION MEETING A MINIMUM OF 2 WEEKS PRIOR TO CONSTRUCTION.
15. CONTRACTOR TO CONTACT USM/DIG ALERT, AT THE NUMBER SHOWN ON THESE PLANS, A MINIMUM OF 2 WEEKS PRIOR TO CONSTRUCTION.
16. CONSTRUCTION HOURS LIMITED TO 8am-5pm M-F. ANY WEEKEND CONSTRUCTION SHALL REQUIRE SPECIAL PERMITS FROM THE PLANNING DIRECTOR AND THE CITY ENGINEER AND WOULD BE LIMITED TO THE HOURS OF 8am-4pm.
17. STORAGE AND STORAGE OF MATERIALS AND EQUIPMENT SHALL BE AT A LOCATION APPROVED BY THE CITY. NO MATERIALS OR EQUIPMENT SHALL BE STORED WITHIN THE STREET ON FEDERAL RD-09-0401.
18. ALL GRADING SHALL CONFORM WITH SANTA BARBARA COUNTY CODE CHAPTER 14 GRADING ORDINANCE #4477 AND ALL GRADING AND REQUIREMENTS SET FORTH IN SECTION 17 OF THE CITY OF BUELLTON MUNICIPAL CODE, THESE CONSTRUCTION BRANNING AND THE REQUIREMENTS OF THE ENGINEER.
19. A THOROUGH SEARCH SHALL BE MADE FOR ALL ABANDONED MAN-MADE FACILITIES SUCH AS SEPTIC TANK SYSTEMS, CULVERTS, AND OTHER FACILITIES. ALL SUCH FACILITIES SHALL BE PROPERLY IDENTIFIED, EXPOSED, AND REMOVED AND THE DEPRESSION PROPERLY FILLED AND COMPACTED UNDER SUPERVISION OF THE ENGINEER.
20. ALL MATERIALS SHALL BE SPREAD IN LIFTS NOT EXCEEDING 4" COMPACTED TO PROPERLY MOISTENED OR DRIED AS NECESSARY TO MEET SPECIFICATIONS. ALL MATERIALS SHALL BE COMPACTED TO A MINIMUM 95% MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557-01. COMPACTION MAY BE REQUIRED TO A GREATER DENSITY IF CALLED OUT ON THE CONSTRUCTION DOCUMENTS. CUT SLOPES SHALL NOT EXCEED A GRADE OF 1:1.5H:1V. FILL AND COMPACTION FILL AND CUT SLOPES SHALL NOT EXCEED 2H:1V.
21. FOR PROJECT CONSTRUCTION ALIGNMENT, HORIZONTAL CONTROL, AND SURVEY CONTROL POINTS SEE SHEET S-3 CONSTRUCTION PLAN.



PROJECT NUMBER	CIBUE-190531
DRAWING NUMBER	G-1
SHEET NUMBER	1 of #

CITY OF Buellton
 Median 2 Parking Lot - Avenue of Flags

TITLE SHEET

THIS MAP IS SUBJECT TO ALL ORDINANCES PERTAINING TO ZONING AND PLANNING.	DATE
SCALE	DATE
NOT TO SCALE	DATE

DESIGNED	DATE
DRAWN	DATE
CHECKED	DATE
IN CHARGE	DATE
PROJECT ENGINEER	DATE
SCALE	DATE

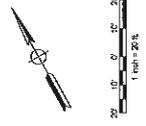
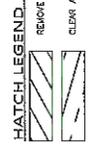
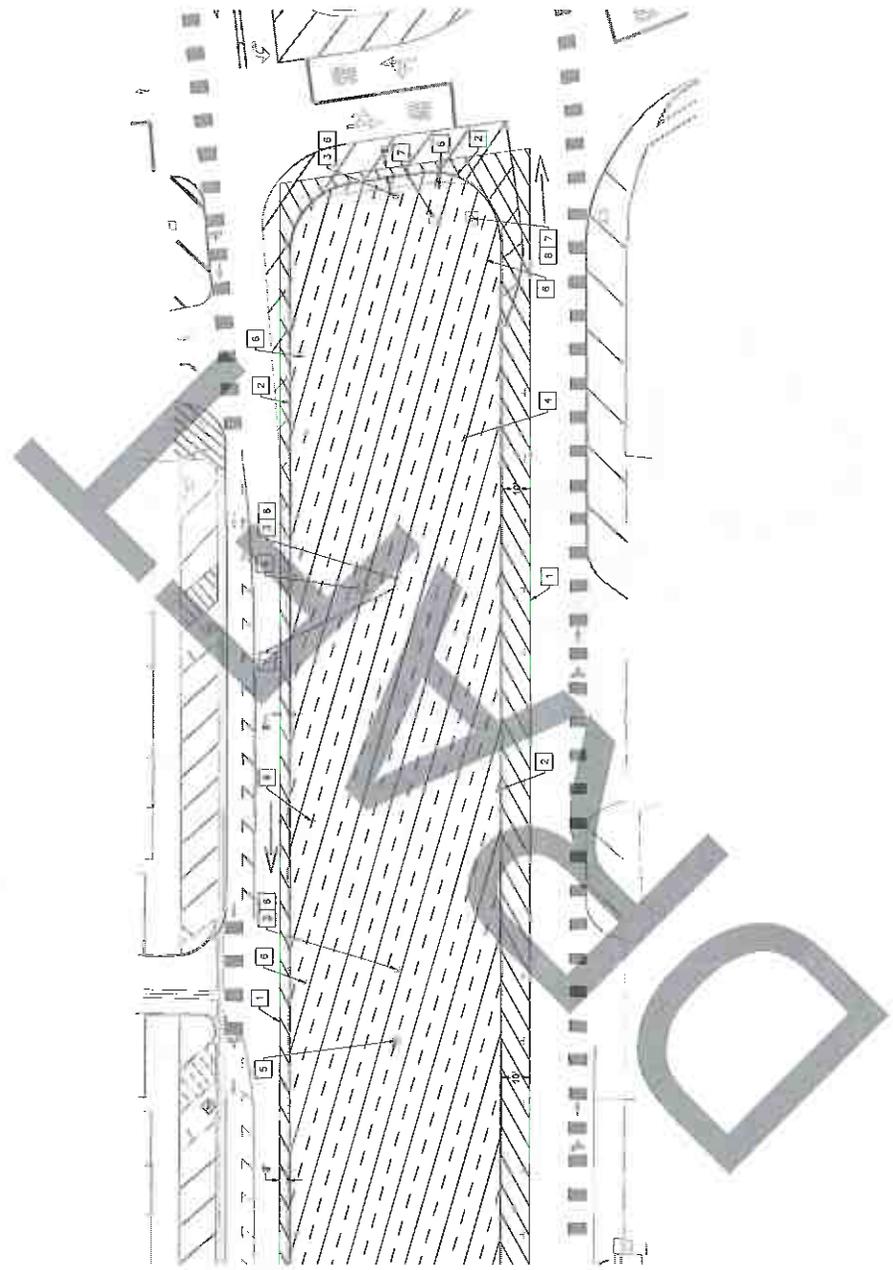
WINN
 CIVIL ENGINEERING
 201 McAvoy Way
 Buellton, CA 93127
 Phone: 805-688-3300
 www.winnengineering.com

DATE: _____ DATE: _____

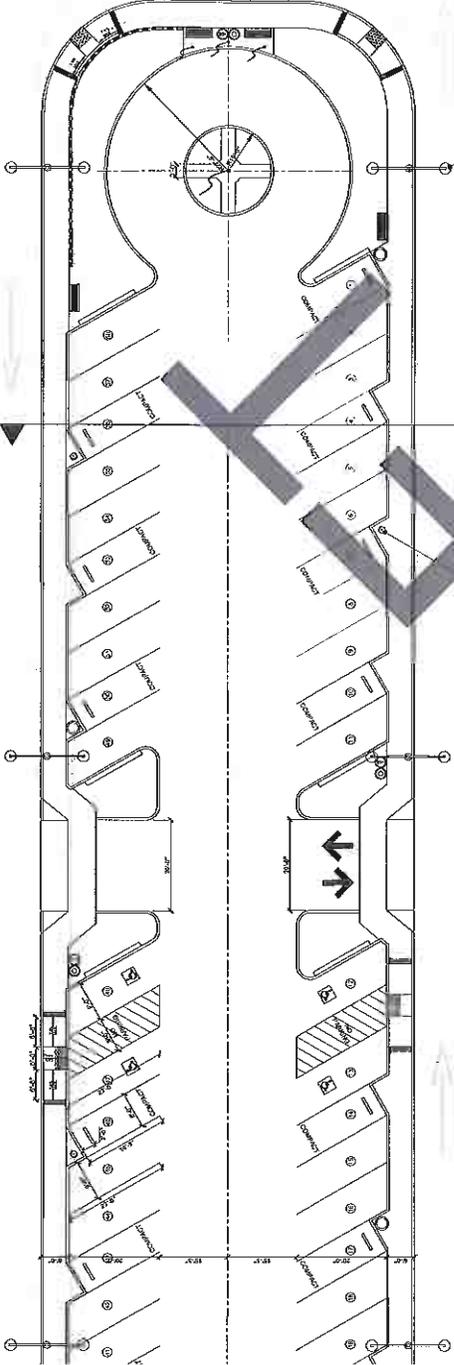
DATE: _____ DATE: _____

DEMOLITION NOTES

1. SAWCUT AND REMOVE EXISTING AG.
2. REMOVE EXISTING CURB.
3. REMOVE EXISTING LIGHT STANDARDS.
4. CLEAR AND GRUB.
5. REMOVE EXISTING FLAPPOLE.
6. REMOVE AND SALVAGE EXISTING SIGN.
7. REMOVE EXISTING CONCRETE PAD.
8. PROTECT IN PLACE EXISTING MANHOLE.
9. RELOCATE EXISTING SIGN OR PRESENTATION DEVICES TO LANDSCAPE AREA.



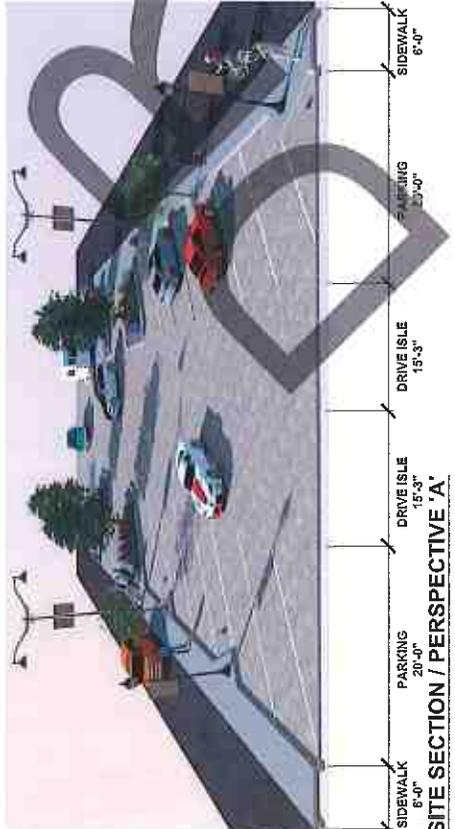
 1000 Foothill Blvd Suite 100, CA 92777 Phone: 866-888-8300 www.mansengineers.com	DESIGNED: _____ DRAWN: _____ CHECKED: _____ DATE: _____	CITY ENGINEER: NAME: _____ DATE: _____	PROJECT NUMBER: S.C.E. NO. _____ DATE: _____	SHEET NUMBER: 2 of ##
	PREPARED BY: _____ DATE: _____	PROJECT NO.: _____ SCALE: 1"=30'	CITY OF BUELLTON MARKET PLACE LANDMARKS OF FIGUE	DEMOLITION PLAN



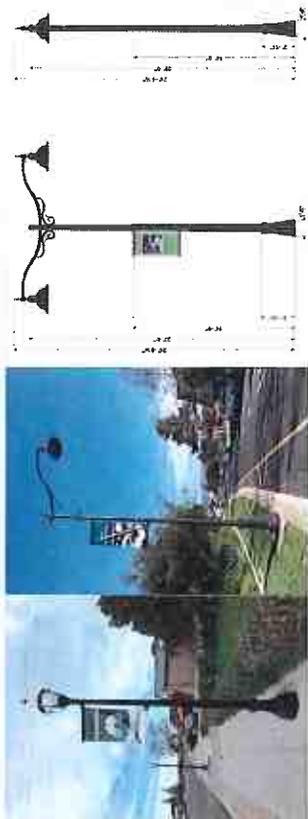
PARTIAL SITE PLAN - Critical Dimensions

SINGLE "A" TYPE PEDESTRIAN LIGHT WITH BANNER ARM - TYPICAL

TWIN HEAD STREET LIGHT WITH BANNER ARM, TYPICAL



SITE SECTION / PERSPECTIVE 'A'



STREET / PEDESTRIAN LIGHTING

NO.	DATE	BY	DESCRIPTION

201 N. 5th Ave. Suite 200
 Phoenix, AZ 85004
 Phone: 602.258.1411
 Fax: 602.258.1412
 www.manninginc.com

DESIGNED BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE

CITY OF BUELLTON
 8-1-1
 DIAL TOLL FREE
 8-1-1
 8-1-1
 8-1-1

PROJECT NUMBER	DATE
DRAWN NUMBER	DATE
CHECKED NUMBER	DATE
APPROVED NUMBER	DATE

CITY OF BUELLTON - AVENUE OF FLAGS
 BUREAU OF PUBLIC WORKS
CRITICAL DIMENSIONS LIGHTING

PROJECT NUMBER	DATE
DRAWN NUMBER	DATE
CHECKED NUMBER	DATE
APPROVED NUMBER	DATE

2. DISTRICT 2 - PUBLIC EVENTS & MIXED USE

a. OVERALL CHARACTER

The Public Events and Mixed Use district is primarily for mixed use development and the location of parking and public events. It contains existing (Vintage Walk) and approved (Chumash) mixed use buildings along with the Buellton Apartments project. The Plan envisions continuing the use of the area as the primary mixed use district along the Avenue.

The median is designated for use as parking (parallel and/or diagonal) and flexible space for holding public events which may include activities such as farmer's markets and car shows. The vehicular pass-through south of Median 2 will be left open for general use, with the option of using bollards to close off vehicular access and utilize the area as additional flex space for special events.

b. PLANNING UNITS

As shown in **Figure 2-9**, the following Planning Units are located within District 2 (uses current as of 2017):

- Planning Unit **W2** contains the existing Vintage Walk mixed use development.
- Planning Unit **M2** is a grass median and paved roadway.
- Planning Unit **E2** contains a vacant lot, the Farmhouse Motel, and the approved Chumash mixed use project. E2 includes O-6 (Opportunity Site 6)
- Area 1). Planning Unit **E4** contains the Buellton Apartments project.

c. MEDIAN 2 (PUBLIC SPACE) INTENDED CHARACTER

Median 2 (Planning Unit M2) is envisioned as a cobble stone paved area that provides parking and flexible, multi-use event space; it would include in-ground and potted trees, landscaping, post holes for removable shade canopies, infrastructure stubouts, and fiber optics. An event pavilion or other complementary structure(s) may be considered in the future subject to funding availability and need.

- **Median 2 Design Inspiration (Figures 2-10 through 2-13)**

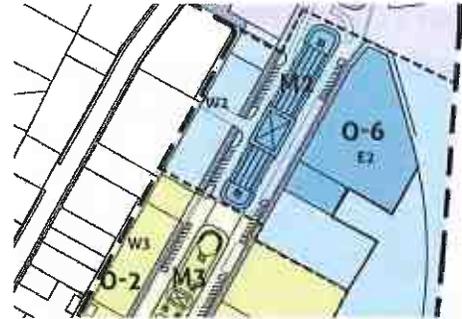


FIGURE 2-9 - DISTRICT 2 KEY PLAN

Figure 2-9 Note:

- Detailed description of lot types, building types, building placement guidelines, allowable land uses, and design standards are set forth in Chapter 3 - The Development Code.

MEDIAN 2 CHARACTER INSPIRATION



FIGURE 2-10 - PARKING/MULTI-USE



FIGURE 2-11 - PARKING/MULTI-USE



FIGURE 2-12 - MEDIAN ACTIVITY

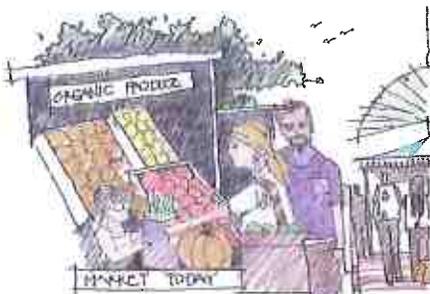


FIGURE 2-13 - FARMERS MARKET

2. DISTRICT #2 - MIXED-USE & PUBLIC EVENTS (DOWNTOWN CORE)

District 2 Key Map (Figure 3-4) shows the location of Median 2 (M2) and Opportunity Site Area 6 (O-6), which are described below and on following pages. Table 3-2 defines appropriate land use concepts and summarizes applicable development standards for District 2.

a. MEDIAN 2 - PUBLIC SPACE

Median 2 Concept Plan (Figure 3-5)

Potential uses and building features for this median include: attractive paved areas for flexible event space; parallel and/or diagonal parking (with option for parking area to be closed off and used for larger events); shade canopies along linear central walkway, ample seating and landscaped areas. Potential structures such as an event pavilion or kiosks may be considered in the future subject to funding availability and need.

The current vehicular pass-thru south of Median 2 will be left open for general use, with the option of using bollards to close vehicular access and utilize the area for special events.

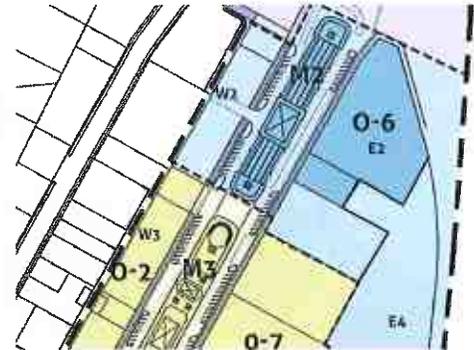
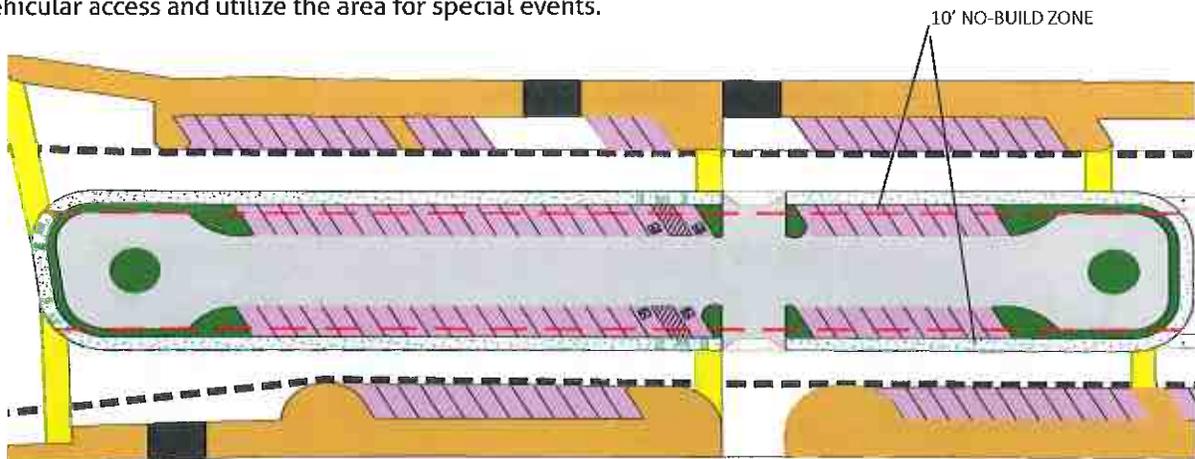


FIGURE 3-4 - DISTRICT 2 KEY MAP



MEDIAN 2

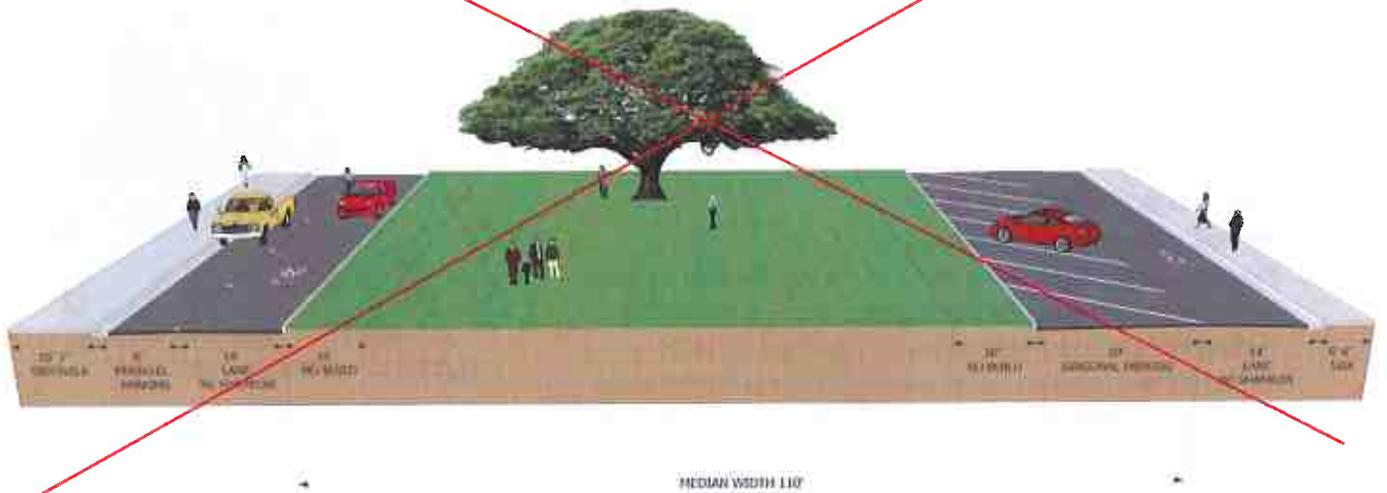
FEATURES

- Cobblestone Paved Multi-use Area, "Flex Space", for Parallel and/or Diagonal Parking, and Outdoor Events
- Landscaping, In-Ground & Potted Trees, Seating
- Postholes for Removable Shade Canopies
- Lighting for Evening Events
- Infrastructure Stubouts & Fiber Optics

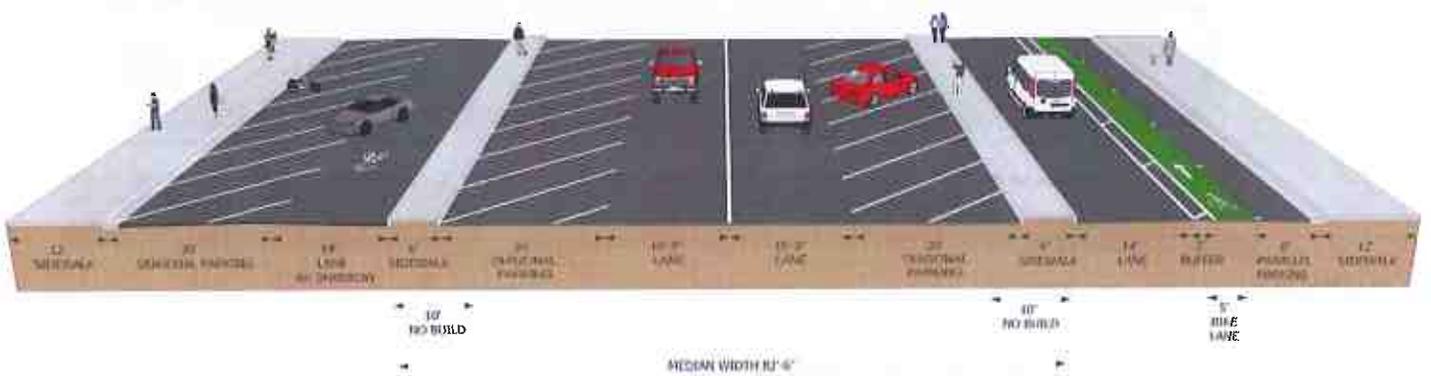
FIGURE 3-5 - MEDIAN 2 CONCEPT PLAN

Street Cross-Sections – Medians 1 through 5 (Figures 4 - 3 through 4 - 7)

- **Figure 4 - 3 - MEDIAN 1 Section**



- **Figure 4 - 4 - MEDIAN 2 Section**



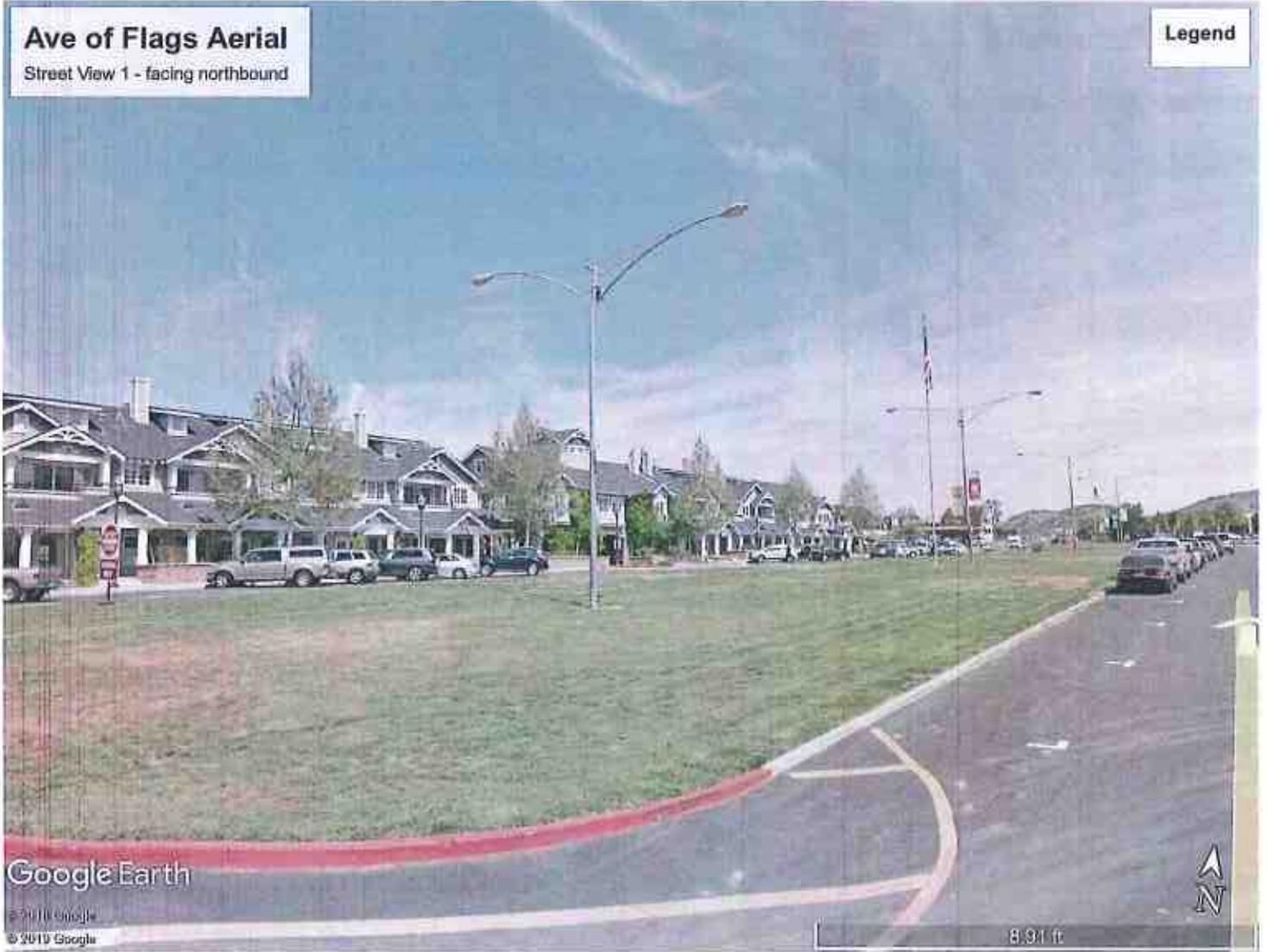


Attachment 3

Ave of Flags Aerial

Street View 1 - facing northbound

Legend



Google Earth

© 2010 Google

Attachment 3

Ave of Flags Aerial

Street View 2 - facing southbound

Legend



Attachment 3

