



CITY OF BUELLTON

PLANNING COMMISSION AGENDA

**Regular Meeting of May 16, 2019 – 6:00 p.m.
City Council Chambers
140 West Highway 246, Buellton, California**

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

CALL TO ORDER

Chair Dan Heedy

PLEDGE OF ALLEGIANCE

Commissioner Blokdyk

ROLL CALL

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

REORDERING OF AGENDA

PRESENTATIONS

None

APPROVAL OF MINUTES

- 1. Minutes of the regular Planning Commission meeting of April 18, 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. Conceptual Review of Creekside Village Mixed-Use Project
480 Avenue of Flags, APNs 137-170-042 & -043**
❖ *(Staff Contact: Contract City Planner Irma Tucker)*

- 3. 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, June 6, 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

April 18, 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

Vice Chair Hammel led the Pledge of Allegiance

ROLL CALL

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

Absent: Commissioner Michael Eglin

Staff: 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 March 21, 2019

MOTION:

Vice Chair Hammel moved and Chair Heedy seconded the motion to approve the Minutes of February 21, 2019.

VOTE:

Motion passed with a 2-0 voice vote with abstention by Commissioners Blokdyk and Sarquilla due to their absence from the meeting.

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

2. **Resolution No. 19-04 – “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Lot Line Adjustment (18-LLA-01) to Remove an Existing Lot Line Between Lot 2 and Lot 3 of Tract 31,055, Located Within the Crossroads Commercial Center Property and Making Findings in Support Thereof”**

RECOMMENDATION:

That the Planning Commission consider the adoption of Resolution No. 19-04, “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Lot Line Adjustment (18-LLA-01) to Remove an Existing Lot Line Between Lot 2 and Lot 3 of Tract 31,055, Located Within the Crossroads Commercial Center Property and Making Findings in Support Thereof”.

STAFF REPORT:

Planning Director Andrea Keefer presented the staff report.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

SPEAKERS/DISCUSSION:

Chair Heedy opened the Public Hearing at 6:04 p.m.

Jeffrey Emrick, Applicant, addressed the Commission stating he agrees with the Conditions of Approval and asked the Commission to consider approval of Resolution No. 19-04.

Chair Heedy closed the Public Hearing at 6:05 p.m.

MOTION:

Commissioner Blokdyk moved and Commissioner Sarquilla seconded the motion to approve Resolution No. 19-04, "A Resolution of the Planning Commission of the City of Buellton, California, Approving a Lot Line Adjustment (18-LLA-01) to Remove an Existing Lot Line Between Lot 2 and Lot 3 of Tract 31,055, Located Within the Crossroads Commercial Center Property and Making Findings in Support Thereof".

VOTE:

Motion passed with a 4-0 roll call vote.

OTHER BUSINESS

None

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

None

PLANNING DIRECTOR REPORT

Planning Director Keefer updated the Commission on the status of various projects including a conceptual review of a project at 480 Avenue of Flags scheduled for review at the May 16th Planning Commission meeting and announced that the City has received an award by the American Planning Association for the Avenue of Flags Specific Plan document.

ADJOURNMENT

Chair Heedy adjourned the meeting at 6:07 p.m. The next regular meeting of the Planning Commission will be held on Thursday, May 2, 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: Irma Tucker, Contract City Planner

Meeting Date: May 16, 2019

Subject: Conceptual Review of Creekside Village Mixed-Use Project;
480 Avenue of Flags (APNs 137-170-042 & -043)

BACKGROUND/DISCUSSION

On behalf of property owner Creekside Village AOF, LLC, Brandon Mann (Applicant) has submitted conceptual plans for a mixed-use project located at 480 Avenue of Flags, as depicted in Attachment 1 – Vicinity Map. The 1.64+/- acre project site is within the Avenue of Flags (AOF) Specific Plan, on one of the four Town Plaza Corners at Avenue of Flags and 2nd Street.

Situated on a portion of Opportunity Site #8, the proposed use is consistent with Specific Plan development guidelines and urban design vision for this prominent downtown core location.

Zaca Creek runs along the rear (eastern portion) of the property, which requires a 50-foot creek corridor setback area for building structures. The entire site is in the 100-year flood zone; grading may be required to bring the building pad into compliance with the City's Floodplain ordinance. There is an existing City sewer main located in the rear portion of the property and may potentially run under one of the proposed buildings. The applicant would have the option to either relocate the sewer main or relocate the proposed building.

The Applicant's project description is reflected in Attachment 2 and the conceptual project plans are set forth in Attachment 3. The proposed 3-story signature corner courtyard building and related site plan includes the following:

- Approximately 12,000 square feet of ground floor commercial space
 - mix of retail and live-work units
 - type and intensity of uses consistent with Specific Plan
- Potentially 63+/- residential rental units (apartments) on the 2nd and 3rd floors
 - mix of studio, 1-bedroom and 2-bedroom units
 - density of residential use is 38 dwelling units per acre
 - consistent with density range (20–40 du/ac) that may be considered via the Development Opportunity Reserve (DOR) program of incentives in return for public benefits
 - subject to 15% inclusionary housing requirement, would require the construction of an estimated 10 affordable housing units or payment of Housing In-Lieu fee
 - replacement housing may be required for the existing 19 tenants residing on the property (Municipal Code section 19.16.016)

- Ground level parking underneath podium that supports 2nd and 3rd floors
 - Based on concept plans, a total of 132 parking spaces are required and 112 spaces are provided, resulting in a potential shortage of 20 spaces
 - Applicant is working on alternative parking layouts and is also considering the DOR program to address the potential shortage
- DOR incentives may be needed to address:
 - increased residential density
 - shortage of on-site parking spaces
- DOR benefits being considered include:
 - construction of off-site parking lot
 - contribution toward construction of parking spaces and/or Median 2 improvements
 - construction of public restroom on Median 3

Given that the submitted plans are conceptual at this juncture, the Applicant has indicated that the project design and site layout details are still being refined; potential revisions may include:

- additional art deco detailing
- enhanced landscaping
- parking layout optimization (potential additional spaces)
- dwelling unit reconfiguration, including related pedestrian access and circulation
- optimal vehicle access and circulation

It is anticipated that, at a minimum, the project will require a land use permit application for a Final Development Plan; other permits and/or discretionary actions may include: Lot Line Adjustment, Tract Map (to subdivide property if any of the units are intended for sale), Development Agreement to memorialize terms of potential DOR incentives/benefits.

The applicant has not submitted the official application or the processing fees. The applicant wishes to make a presentation to the Planning Commission and obtain initial input before submitting the formal application package.

Since the official application has not been submitted and no fees paid, staff has not reviewed the plans for detailed compliance with the General Plan, Zoning Ordinance, AOF Specific Plan, Community Design Guidelines, or other applicable requirements. That review would occur when the application is submitted for processing.

RECOMMENDATION

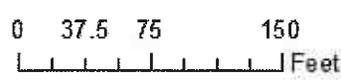
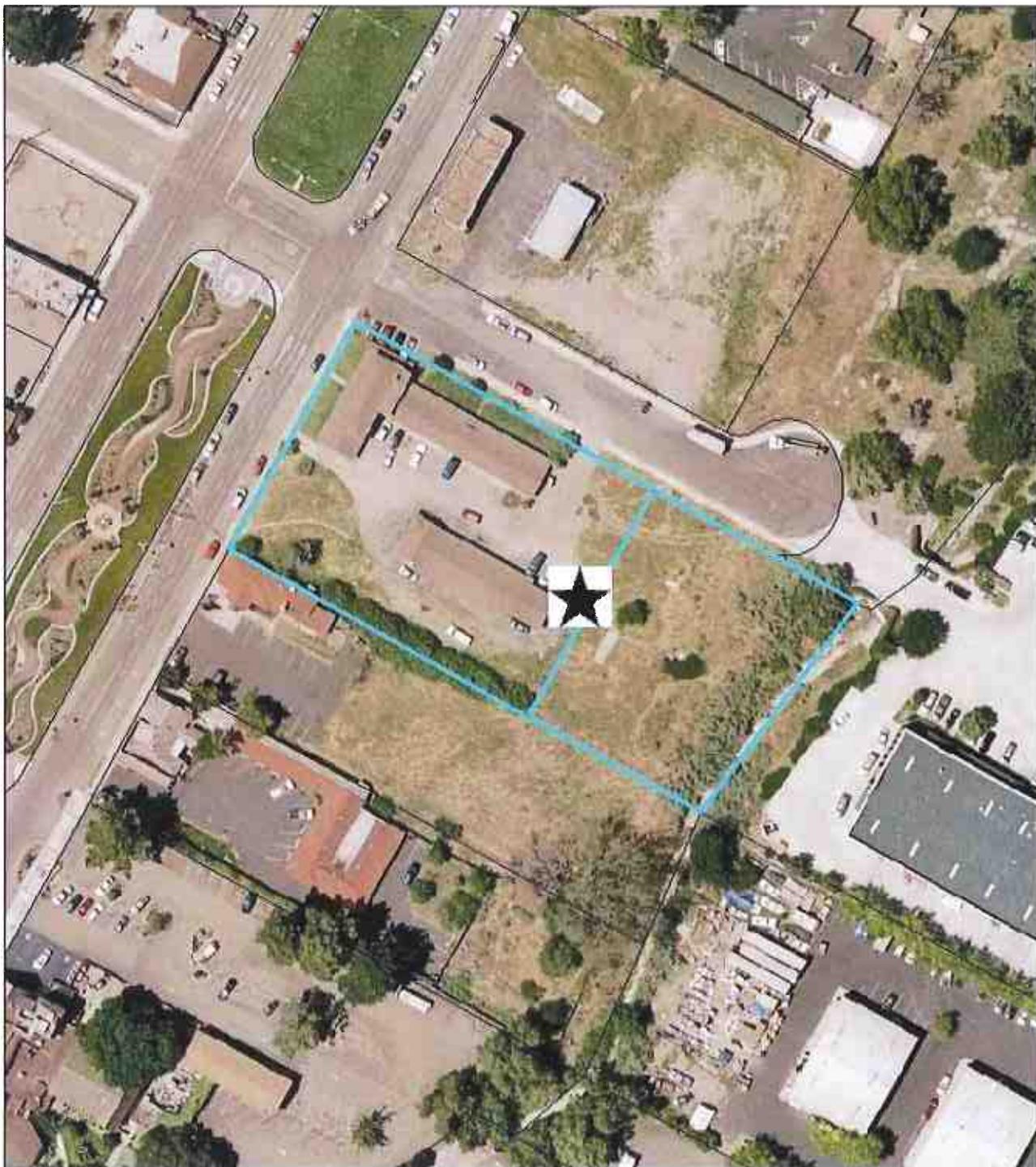
That the Planning Commission review the conceptual project plans, receive a presentation by the Applicant and provide comments to the Applicant on the project.

ATTACHMENTS

- Attachment 1 – Vicinity Map
- Attachment 2 – Applicant’s Project Description
- Attachment 3 – Conceptual Project Plans

Attachment 1 - Vicinity Map

Creekside Village Mixed-Use Project



Attachment 2 – Applicant’s Project Description

Creekside Village Mixed-Use Project

480 Avenue of Flags

Creekside Village is a residential and commercial community designed to create a sense of place on the new Avenue of Flags, highlighting Buellton’s downtown main-street. Its residents will enjoy 63 high-quality apartments above 12,000 square feet of retail space. The goal is to create a walkable and shoppable main-street with Creekside Village serving as a catalyst in Buellton for future development along Avenue of Flags.

The apartments will be comprised of Studios, One Bedrooms, and Two-Bedroom units. The commercial retail is targeted towards local community business owners and quality local food and beverage tenants, to serve the city of Buellton and surrounding communities.

Creekside Village’s architecture takes inspiration from the Art-Deco style of design. The pillared structures and archways are intended to showcase Buellton’s historic era. Our goal is to promote a distinct identity and architectural differentiation downtown.



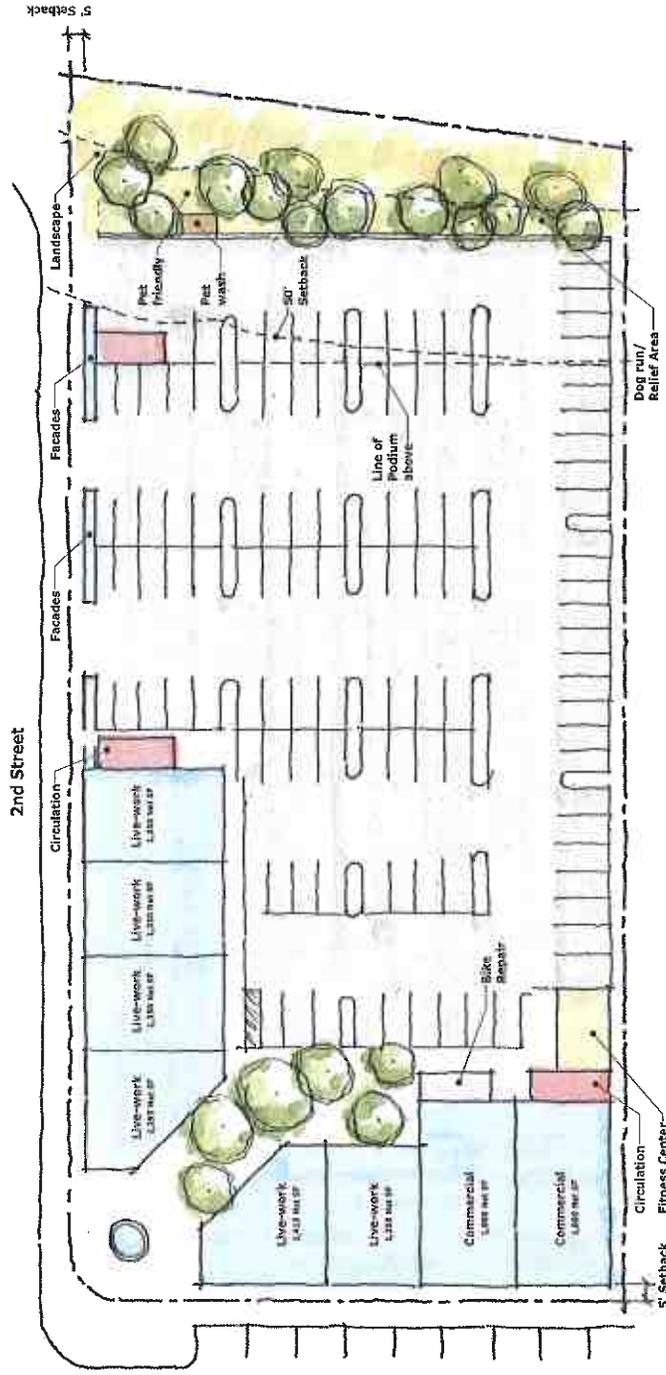
111...
City of...
San Francisco, CA 94102



MB DEVELOPMENT
COMPANY

Avenue of Flags
489 Avenue of Flags
San Francisco, CA 94147
PROJECT # 346246
MR. [Name]
DATE

DATE
BY: [Name]



1st Floor Plan
Map # 13V
01



14400 56 7777
14400 56 7777
14400 56 7777



MB DEVELOPMENT
COMPANY

NOT FOR CONSTRUCTION

Avenue of Flags

480 Avenue of Flags
Burlington, CA 94027

PROJECT #: 18C246

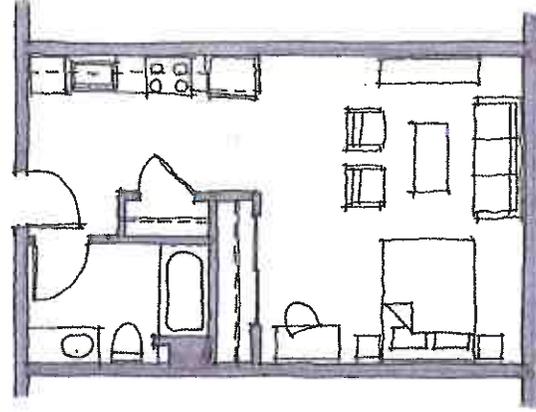
NO. DESCRIPTION

DATE

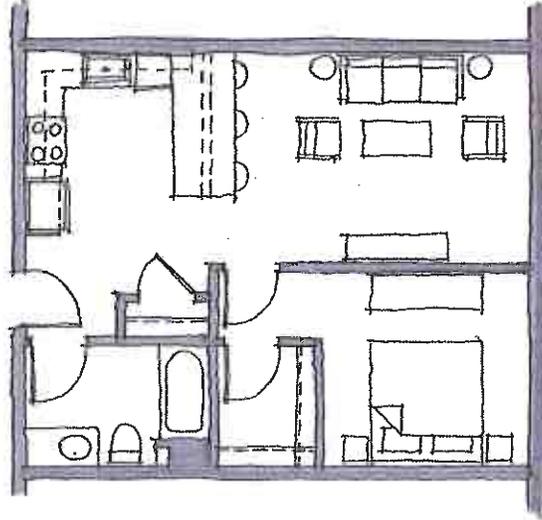
BY: [Signature]

A05

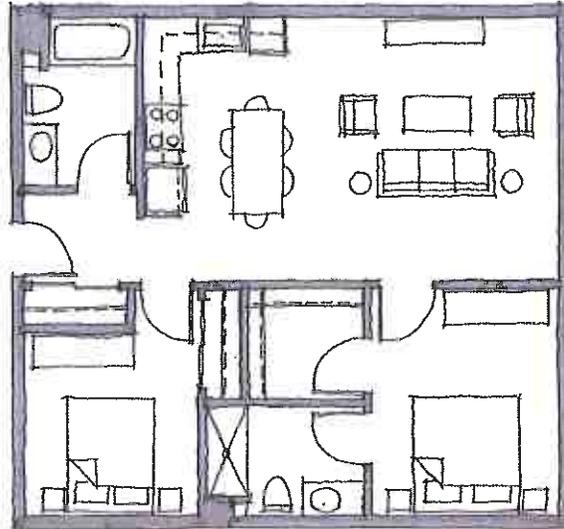
Unit Floor



Concept Studio Unit
38' x 14' -01



Concept 1 Bedroom Unit
38' x 23' -02



Concept 2 Bedroom Unit
38' x 23' -03



609.950.7177
1111 Market Street, Suite 200
Philadelphia, PA 19102

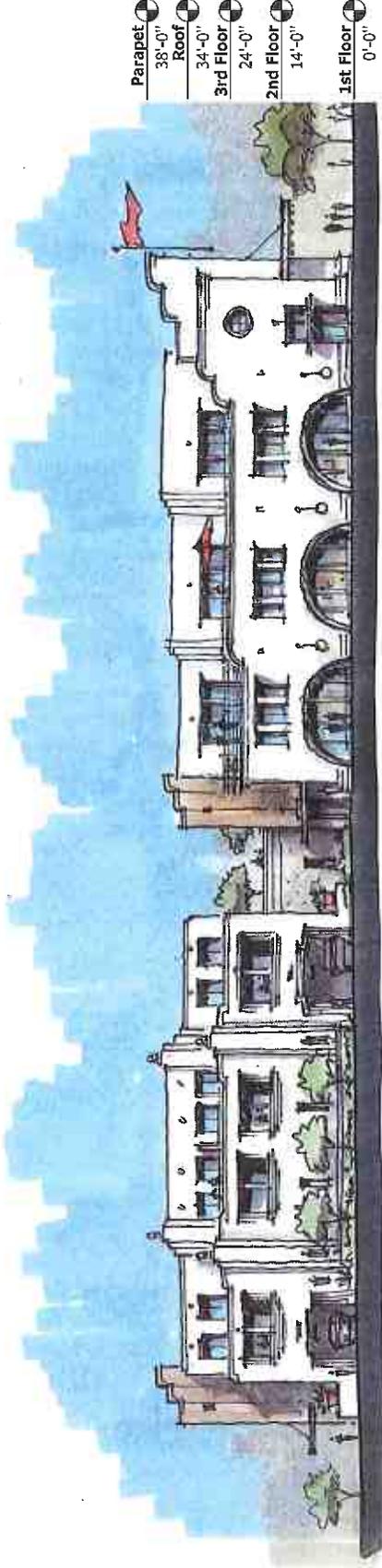


MB DEVELOPMENT
CORPORATION

Avenue of Flags

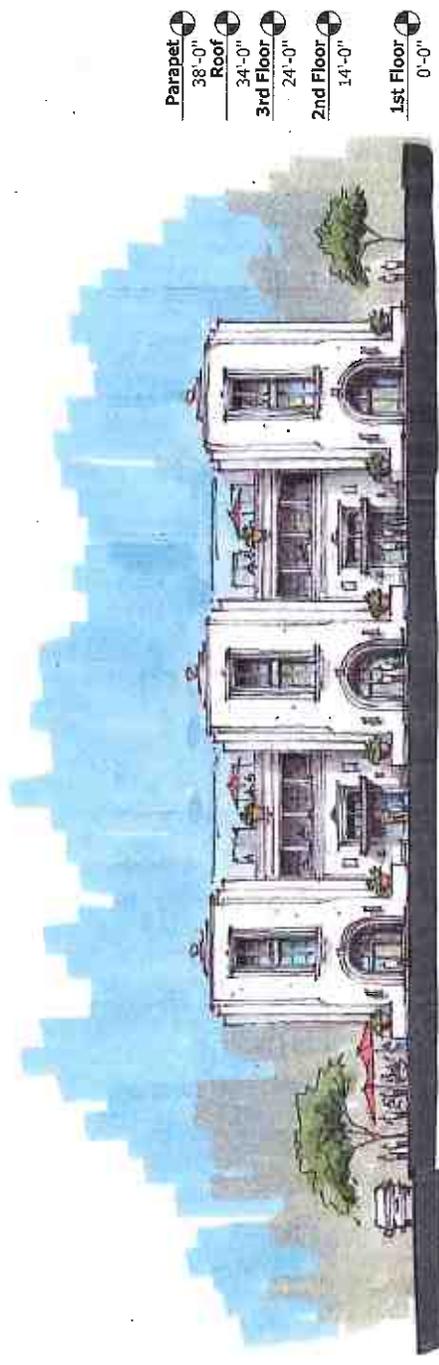
480 Avenue of Flags
New York, NY 10018
PROJECT NO. 180246

NO. DESCRIPTION DATE
DESCRIPTION CONTINUED ON SHEET NO. 01



- Parapet 38'-0"
- Roof 34'-0"
- 3rd Floor 24'-0"
- 2nd Floor 14'-0"
- 1st Floor 0'-0"

Concept Elevation - North 1" = 25' 02



- Parapet 38'-0"
- Roof 34'-0"
- 3rd Floor 24'-0"
- 2nd Floor 14'-0"
- 1st Floor 0'-0"

Concept Elevation - West 1" = 25' 01



MB DEVELOPMENT
CORPORATION
NEW YORK, NY

NOT FOR CONSTRUCTION

Avenue of Flags

480 Avenue of Flags
Newark, NJ 07102
PROJECT #: 180046
NO. DESCRIPTION

DATE: 05/20/11
City/County/Commissioner: 0567001

A08

Parking Requirements- Option 1				
Residential	Qty. / S.F.	Parking Requirement	# Req	
Studio	10	1 per Bedroom	10	
1 Bed	25	1 per Bedroom	25	
2 Bed	28	1 per Bedroom	56	
Guest	63	1 per 5 units	13	
Total			91	
Retail				
Retail	12,357	1 per 300 s.f.	41	
Total			41	
Total Required			132	
Total Provided			112	

Unit Mix Per Floor- Option 1		
2nd Floor	Qty.	Average SF Unit
Studio	5	546
1 Bed	13	676
2 Bed	15	936
Total	33	
3rd Floor		
	Qty.	Average SF Unit
Studio	5	546
1 Bed	12	676
2 Bed	13	936
Total	30	
Grand Total	63	

Total Unit Mix- Option 1				
Unit Type	Qty.	Actual Avg. Unit Size	Target Avg. Unit Size	Target %
Studio	10	546	500	16%
1 Bed	25	676	650	40%
2 Bed	28	936	900	44%
Total	63	770	737	100%

CITY OF BUELLTON
Planning Commission Agenda Staff Report

Planning Director Review: Ah
Planning Commission Agenda Item No.: 3

To: The Honorable Chair and Commission Members

From: Rose Hess, Public Works Director

Date: May 16, 2019

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

BACKGROUND

In March 2019, the Planning Commission and City Council reviewed the 35% concept plans for Median 2 on Ave of Flags. Key comments received from Planning Commission included:

- *Minimize/eliminate compact parking spaces
- *Include motorcycle and bicycle parking
- *Increase landscaping, including addition of landscape islands with larger trees to break up the long rows of parking
- *Add Art Deco design elements to site fixtures & furnishings

Key comments received from City Council included:

- *Concurs w/PC on removing compact and including bike/motorcycle parking
- *Modify parking angles to maximize circulation
- *OK to lose parking spaces for landscape and circulation
- *More trees and landscape
- *Keep existing 50' flagpole, relocate to center as appropriate
- *Wider driveway, no oversized trucks and RVs
- *Review alternative pavements/pavers costs, etc.

Staff has incorporated all comments and reviewed various alternatives and is presenting the revised concept included as Attachment 1. This version provides much more landscaping within and throughout the site. In addition, parking was relocated to the interior of the median, with a pedestrian path down the center.

FISCAL IMPACT

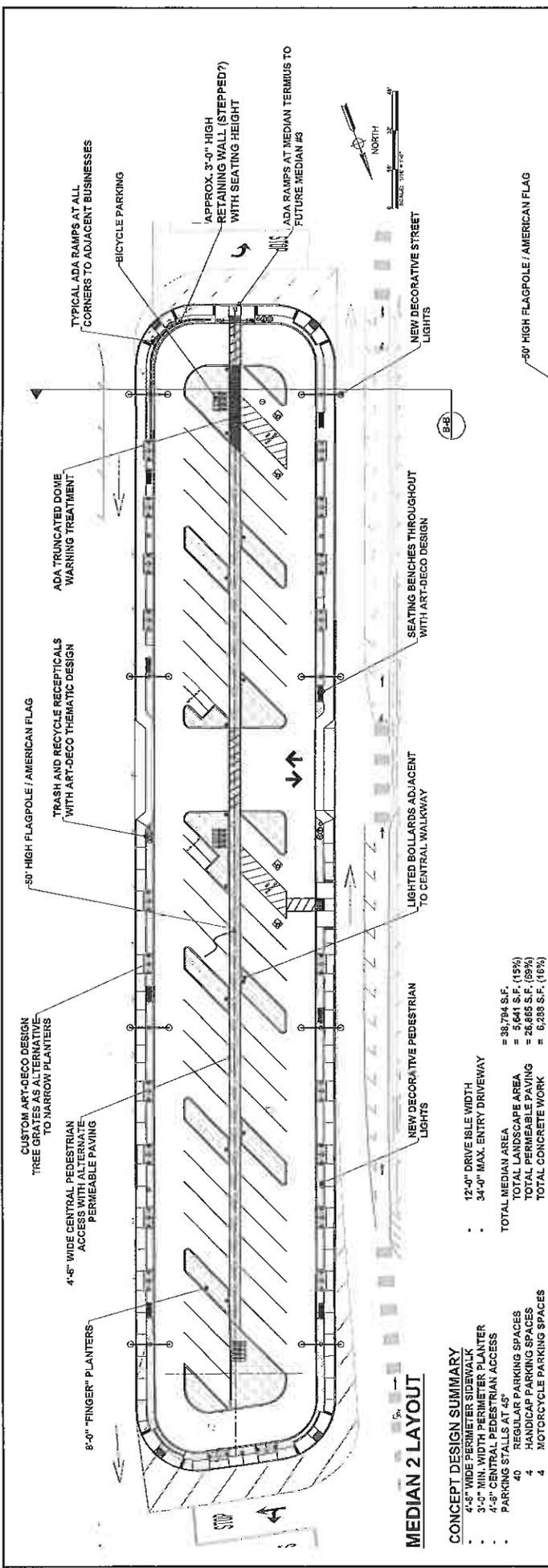
\$250,000 has been allocated for the design phase of Median 2 within the CIP Fund of the FY 18/19 Budget (CIP #215). Approximately \$25,000 has been expended to date (10%). Original Concept Cost Estimate for Median 2 improvements was \$1,700,000.

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 – Revised Draft Median 2 Plans 35%



MEDIAN 2 LAYOUT

CONCEPT DESIGN SUMMARY

- 4'-6" WIDE PERIMETER SIDEWALK
- 3'-0" MIN. WIDTH PERIMETER PLANTER
- 4'-6" CENTRAL PEDESTRIAN ACCESS
- 40 PARKING STALLS AT 40' SPACING
- 40 HANDICAP PARKING SPACES
- 4 MOTORCYCLE PARKING SPACES

- 12'-0" DRIVE ISLE WIDTH
- 34'-0" MAX. ENTRY DRIVEWAY
- TOTAL MEDIAN AREA = 38,784 S.F.
- TOTAL LANDSCAPE AREA = 5,641 S.F. (15%)
- TOTAL PERMEABLE PAVING = 26,665 S.F. (69%)
- TOTAL CONCRETE WORK = 6,238 S.F. (16%)



SECTION B-B | PERSPECTIVES

NO.	DATE	DESCRIPTION

TAVES CONSULTING

 201 N. 5th Street, Suite 200

 Santa Barbara, CA 93103

 Phone: 805-969-4601

 Fax: 805-969-4602

 Email: info@taves.com

 WWW.TAVES.COM

PREPARED BY: [Name]

 DRAWN BY: [Name]

 CHECKED BY: [Name]

 DATE: [Date]

Attachment 1



DICKSPORT

 800.888.8888

 11111

 11111

 11111

CITY OF BUELLTON - AVENUE OF FLAGS

 STREET LIGHTING PLAN

SHEET NUMBER: 01B-15852109

 DRAWING NUMBER: 15852109

 PROJECT NUMBER: 15852109

 DATE: 1/1/20



PARKING LOT PLANTERS

 LIGHTED BOLLARD

 CENTRAL WALKWAY WITH ADA WARNING TREATMENT AT HANDICAP PARKING SPACES

 UNDERGROUND STORMWATER MANAGEMENT TREATMENT BELOW PERMEABLE PAVING (36" DEPTH ASSUMED)

BICYCLE PARKING ADJACENT TO CENTRAL WALKWAY, IN PARKING PLANTER

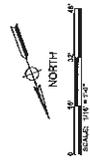
 90" HIGH FLAGPOLE / AMERICAN FLAG

TYPICAL ADA RAMPS AT ALL CORNERS TO ADJACENT BUSINESSES

 BICYCLE PARKING

 APPROX. 3'-0" HIGH RETAINING WALL (STEPS?) WITH SEATING HEIGHT

 ADA RAMPS AT MEDIAN TERMINUS TO FUTURE MEDIAN #5



NEW DECORATIVE STREET LIGHTS

ADA TRUNCATED DOME WARNING TREATMENT

TRASH AND RECYCLE RECEPTACLES WITH ART-DECO THEMATIC DESIGN

50' HIGH FLAGPOLE / AMERICAN FLAG

CUSTOM ART-DECO DESIGN TREE GRATES AS ALTERNATIVE TO NARROW PLANTERS

4'-6" WIDE CENTRAL PEDESTRIAN ACCESS WITH ALTERNATE PERMEABLE PAVING

8'-0" "FINGER" PLANTERS

ADA TRUNCATED DOME WARNING TREATMENT

SEATING BENCHES THROUGHOUT WITH ART-DECO DESIGN

LIGHTED BOLLARDS ADJACENT TO CENTRAL WALKWAY

NEW DECORATIVE PEDESTRIAN LIGHTS

ADA TRUNCATED DOME WARNING TREATMENT

ADA TRUNCATED DOME WARNING TREATMENT

