



CITY OF BUELLTON

PLANNING COMMISSION AGENDA

**Regular Meeting of October 19, 2017 – 6:00 p.m.
City Council Chambers
140 West Highway 246, Buellton, California**

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

CALL TO ORDER

Chair Brian Dunstan

PLEDGE OF ALLEGIANCE

Commission Vice Chair Joe Padilla

ROLL CALL

Commissioners Patty Hammel, Dan Heedy, Vice Chair Joe Padilla and Chair Brian Dunstan

REORDERING OF AGENDA

PRESENTATIONS

None

APPROVAL OF MINUTES

- 1. Minutes of the regular Planning Commission meeting of September 21, 2017**

PUBLIC COMMENTS

Members of the audience wishing to address the Planning Commission on matters not on the agenda may do so at this time. No action will be taken on these items at this meeting. Please state your name and address for the record. Comments should normally be limited to three minutes.

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

None

OTHER BUSINESS

- 2. Preliminary Review of 518 Avenue of Flags Mixed Use Development - 17-FDP-03**
❖ *(Staff Contact: Contract Planner Irma Tucker)*
- 3. Parking Standards Research and Recommendations for Restaurant Uses**
❖ *(Staff Contact: Assistant Planner Andrea Keefer)*

WRITTEN COMMUNICATIONS

PLANNING COMMISSIONER COMMENTS

PLANNING DIRECTOR REPORT

ADJOURNMENT

To the next regularly scheduled Planning Commission meeting of Thursday, November 2, 2017 at 6:00 p.m. in the Council Chambers located at 140 West Highway 246.

Please note that the date of any Planning Commission decision starts an appeal period. During the appeal period either the applicant or any aggrieved party may appeal the application of a perceived onerous or unreasonable condition or the decision itself to the City Council as governed by the applicable section of the Buellton Municipal Code.

CITY OF BUELLTON

PLANNING COMMISSION MEETING MINUTES

Regular Meeting of September 21, 2017 – 6:00 p.m.
City Council Chambers, 140 West Highway 246
Buellton, California

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Commissioner Heedy led the Pledge of Allegiance

ROLL CALL

Present: Commissioners Patty Hammel, Dan Heedy and Chairman Brian Dunstan

Absent: Vice Chair Joe Padilla

Staff: City Manager Marc Bierdzinski
Assistant Planner Andrea Keefer
Staff Assistant/Planning Technician Clare Barcelona

REORDERING OF AGENDA

None

PRESENTATIONS

None

APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of September 7, 2017

MOTION:

Commissioner Heedy moved and Chair Dunstan seconded the motion to approve the Minutes of September 7, 2017.

VOTE:

Motion passed with a 3-0 voice vote.

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

2. **Resolution No. 17-13 – “A Resolution of the Planning Commission of the City of Buellton, California, Considering Recommendations to the City Council on Revisions to the Safety Element of the General Plan (17-GPA-01) that Adds Wording Regarding the 2017 Local Hazard Mitigation Plan”**

STAFF REPORT:

City Manager Marc Bierdzinski presented the staff report.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

DISCUSSION/SPEAKERS:

There was no Commission discussion before opening the Public Hearing.

Chair Dunstan opened the Public Hearing at 6:04 p.m., there being no public testimony
Chair Dunstan closed the Public Hearing at 6:04 p.m.

MOTION:

Commissioner Heedy moved and Commissioner Hammell seconded the motion to adopt Resolution No. 17-13 – “A Resolution of the Planning Commission of the City of Buellton, California, Considering Recommendations to the City Council on Revisions to the Safety Element of the General Plan (17-GPA-01) that Adds Wording Regarding the 2017 Local Hazard Mitigation Plan”

VOTE:

Motion passed with a 3-0 roll call vote.

OTHER BUSINESS

None

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

Commissioner Heedy mentioned the upcoming Vintage Trailer Rally being held at Flying Flags Resort.

PLANNING DIRECTOR REPORT

Assistant Planner Andrea Keefer updated the Commission the status of various projects and mentioned several upcoming projects.

ADJOURNMENT

Chair Dunstan adjourned the meeting at 6:08 p.m. to the next regular scheduled meeting of the Planning Commission to be held October 5, 2017 at the City Council Chambers, 140 West Highway 246, Buellton.

Brian Dunstan, Planning Commission Chair

ATTEST:

Clare Barcelona, Planning Commission Secretary

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

CITY OF BUELLTON
Planning Commission Agenda Staff Report

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

To: The Honorable Chair and Commission Members

From: Irma Tucker, Contract City Planner

Date: October 19, 2017

Subject: Preliminary Review of 518 Avenue of Flags – Mixed Use Development
17-FDP-03

BACKGROUND / DISCUSSION

Owner: Kamran Amiri
Applicant/Agent: Ruben Burrola, Archeion Architects
Zoning: CR (General Commercial)
APN: 099-690-045 and 099-690-046

The proposed project consists of a Final Development Plan (17-FDP-03) for development of a mixed-use project located at 518 Avenue of Flags. The site is 53,000 square feet (1.22 acres) and located at the north-east corner of Avenue of Flags and Second Street (**Attachment 1 – Vicinity Map**). This property is located within the boundaries of the Avenue of Flags (AOF) Specific Plan, which is expected to be adopted by City Council within the coming month, before this application is deemed complete. Therefore, the project plans will be reviewed for compliance with the AOF Specific Plan.

The property will be developed in two phases. The subject application is a Final Development Plan for the processing of Phase I only. Phase II will be processed under a separate permit application.

Phase I is situated at the front portion of the lot and consists of two buildings:

1. Building #1 fronts Avenue of Flags and proposes 21,820 total square feet of the following commercial uses: ground floor retail (8,870 s.f.), second floor office space (7,890 s.f.)
2. Building #2 proposed 5,060 square feet of auxiliary showroom and storage space for use by the retail and office tenants.

All of the needed parking for the above mentioned uses would be constructed as part of Phase I. A portion of the retail and showroom space would be occupied by the owner's business, Kamran and Company Inc, Food Service and Laundry Equipment (supplier and contractor). The remainder of the retail and office uses are "spec" spaces to be leased out, thus the specific tenants, number of employees and days/hours of operation are not known at this time.

A separate application for Phase II of development of this property will be submitted at a later time, which would consist of an 8-unit apartment building at the rear of the site. Phase II is not included as part of this project application.

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 (**Attachment 2 – 100-Year Flood Zone Map**).

Proposed Project Plans consisting of preliminary Site Plan, Floor Plans, Exterior Elevations, Landscape Plan and Grading Plan have been submitted by the Applicant and are attached hereto (**Attachment 3**). Also attached is the Applicant's statement of architectural description (**Attachment 4**).

INITIAL STAFF REVIEW

As identified in the AOF Specific Plan, the 1.22-acre project site is located on a portion of Opportunity Site #07, which is suitable for a signature courtyard/plaza building with general commercial and mixed use, as proposed by the Project.

The proposed Phase I building footprint is estimated at 11,930 square feet, which is roughly 23% of the parcel area. The landscape area encompasses a total of 2,853 square feet, which is approximately 5% of the site. It is unclear what interim treatment is proposed for the Phase II land area (6,300 square feet, 12 % of site). The remaining 26,000+/- square feet (60% approx.) of the site is utilized for hardscape, parking, and pedestrian/vehicular circulation.

The proposed project generally conforms with the AOF Specific Plan development and building standards, as well as applicable regulations of the City's Zoning code and policies of the Buellton General Plan, with exceptions noted in the discussion below.

Building Height & Massing

In accordance with the AOF Specific Plan, a building height of 35 feet is allowed without Development Opportunity Reserve (DOR) incentives; the maximum property line building height allowed is 30 feet, with the additional height to be set back 10 feet. The proposed building height is 35 feet (Bldg #1) and 22 feet (Bldg #2). Proposed setbacks are: 8 feet from front property line; 4 feet from street side (southern) property line; zero feet from interior side ((northern) property line; and 207 feet (Bldg #1) and 92 feet (Bldg #2) from rear property line.

As Building #1 is 35 feet in height and is located on the northern property line (zero setback), the second story would need to be setback 10 feet at this location, per form-based code requirements of the Specific Plan.

Parking

The proposed project generally conforms with the AOF Specific Plan and applicable Zoning Code parking standards, as set forth in Table 2. Bicycle racks are proposed in various locations; the number of spaces is not specified.

TABLE 2 - PARKING ANALYSIS

Use Phase I	Proposed Area (or Factor)	Parking Space Ratio	Parking Req'd	Parking Provided
Retail / Office (*)	16,760 sf	1 per 300 sf	56 (*)	56
Warehouse/Storage (Showroom & Auxiliary Space for Tenants)	5,060 sf	1 per 1,000 s.f. 1 per 4 employees	5 (**)	5
TOTALS			61	61
Handicapped	Per total number of spaces on site	2 spaces for site with 41 – 80 spaces	2	3
Loading Space	Commercial Uses w/ floor area of 3,000+ s.f.	1 space	1 space (10 ft. x 30 ft).	1

(*) The proposed site plan shows outdoor dining at the street corner courtyard, and elevations/renderings shows signage for a café. However, the proposed land use and parking calculations do not take this account.

NOTE: If a café use is intended, potential additional parking space requirements need to be addressed.

(**) Note: the Warehouse/Storage use is intended for use only by tenants and would not have separate employees; therefore, a separate parking requirement for Warehouse employees has not been applied.

All of the needed parking to accommodate proposed uses for Phase I (Buildings #1 and #2) would be constructed as part of Phase I. Parking for the future residential uses would need to be addressed at the time a permit application is submitted for the Phase II development; options may include supplemental City parking potentially constructed under the AOF Specific Plan DOR program, with terms and number of spaces subject to future review and negotiation with the City. The potential future development of Phase II may thus result in a reconfiguration of the parking layout.

Architectural Design

Because of the property’s prominent corner location at the center of Buellton’s downtown and Town Plaza, a high standard of design and aesthetics is warranted. As the first new development to be potentially permitted at this location, the project has the unique potential to be a landmark building that sets the stage for future development in the downtown area. Thus, careful attention to design details is critical at this juncture.

The project would need to comply with the AOF Specific Plan architectural design styles and other applicable building standards. The Applicant’s architectural description states that the building is designed as a “modern” style. The project plans need to be revised to comply with the Art Deco architectural style that has been approved for the Specific Plan area. Greater articulation of building facades and variation in wall planes is needed along the Avenue of Flags frontage and Building #1 frontage along 2nd Street. Given its highly visible location along 2nd Street, the exterior stairway needs to be better integrated into the overall building design and accented by landscaping where possible.

The Project is undergoing Architectural Design Review by the City's contract Architect. Additional comments from this review process, which includes architectural design, building standards and landscape/hardscape elements, will be provided at the Planning Commission meeting.

Landscaping

The plans indicate that approximately 5% of the project site will be covered in landscaping. While this meets the minimum landscape coverage requirements for the underlying CR Zone, the AOF Specific Plan strives to achieve a higher standard of landscaping and aesthetic features for the downtown area in general, and especially for this prominent and visible street corner that is one of the main anchors for the downtown's Town Plaza. Therefore, enhanced landscape and hardscape features at the corner courtyard location, along the 2nd Street building façade and at other strategic locations throughout the development are being required.

It should be noted that the parking circulation and parking spaces closest to future Phase II may change slightly when Phase II is ultimately constructed. Thus, only limited landscaping is currently proposed at the location of the double row of 26 parking spaces closest to Phase II.

The project plans need to indicate a proposed treatment for the Phase II land area that would be maintained during interim time between Phase I and Phase II construction.

Signage and Lighting

The project plans reflect conceptual signage on the west, south and east facades of Building #1. Greater detail is needed regarding dimensions, colors, materials, lettering styles, and lighting, as applicable. A Master Sign Program is required in sufficient detail to allow for calculation of compliance with the City's sign ordinance. Signage design would need to be aesthetically compatible with the Art Deco design style and applicable standards of the AOF Specific Plan.

The project plans provide some information on location of exterior lighting; however, additional information is required regarding light fixture types and specifications. A photometric lighting analysis is required and shall include all exterior building lighting

Project Access

Vehicular access to the project is provided via three proposed driveways along 2nd Street. Pedestrian access is provided along the front and rear of Building #1, and serves Building #2 as well; two sets of exterior staircases access the 2nd floor of Building #1.

It appears that Building #1 requires pedestrian ramps to access the entrances of ground floor retail spaces; the ramps are not shown on the elevations or renderings. Additional detail, including fully dimensioned elevations from natural grade, is required in order to accurately evaluate circulation, building access and site development elements.

Environmental

The proposed Project is exempt from environmental review, as it meets the following criteria for a Categorical exemption under CEQA guidelines (Class 32 – Infill Development):

- It is proposed on a site of no more than five acres, surrounded by urban uses located within city limits and without any habitat value;

- Is consistent with the applicable: specific plans, general plan designation, general plan policies, zoning designation and regulations;
- It would not result in significant traffic, noise, air quality or water quality impacts and can be adequately served by public services and utilities, as determined by the Avenue of Flags Specific Plan Mitigated Negative Declaration dated October 12, 2017.

INITIAL STAFF COMMENTS

The following are initial staff comments on the proposed project:

1. Architectural Plans

- a. Revise architectural plans, color elevations and renderings to incorporate Art Deco design features, building standards (including height and setbacks), and visual diversity consistent with the AOF Specific Plan and to address comments in the Architectural Design Review report (to be provided at the Planning Commission meeting.)
- b. Comment on potential café use and how potential parking requirement would be addressed.
- c. Submit a master sign program.
- d. Submit fully dimensioned elevations of all side of all proposed buildings.
- a. A color/materials board will be required prior to Planning Commission hearing on the Final Development Plan.
- e. Submit trash and recycle area plans to Marborg for review and incorporate required design considerations into revised plans.

2. Landscape and Lighting Plans

- a. Revise landscape plans to show enhanced treatments at the corner courtyard and along the 2nd Street frontage of Building #1; indicate proposed interim treatment for Phase II land area.
- b. Landscape Plans must include the Model Water Efficiency Landscape Ordinance statement to ensure compliance.
- c. Submit detail on proposed exterior lighting fixture types and specifications.
- d. A photometric lighting plan shall be provided, and shall include all exterior lighting for the project.

3. Public Works / Engineering

- a. Submit Stormwater Control Plan and provide the water retention, infiltration and water quality improvements proposed.
- b. Submit Hydrology/Hydraulic Study (Drainage study)
- c. Submit Flood study; the proposed development is within flood zone AE and will be required to show pre/post conditions so that the development does not adversely affect up and downstream properties.
- d. Separate Public Improvement plans should be submitted for road/sidewalk improvements to show level of detail to conform with AOF Specific Plan design criteria (pavers, street trees, pedestrian lighting, etc.) as well as other required public improvements.
- e. Submit utility plans.

- f. Revise grading plans to clearly show what is existing versus what is proposed; the civil plans do not reflect any shading for these items. Verify that civil plans are complete.
- g. Consider reducing the number of driveways from three to two, eliminating the middle one; the resulting driveway entrances could be widened to make two-way access easier.

Staff may have additional comments to be provided at the time of the meeting. Comments and corrections from staff and the Planning Commission will be summarized in an Incomplete Letter and provided to the applicant. The applicant will then respond to the Incomplete Letter with a resubmittal of the project. If the resubmittal meets the requirements contained in the Incomplete Letter, the project will move forward with a public hearing with the Planning Commission after the environmental review is completed. At that time the Planning Commission would take an action on the project.

RECOMMENDATION

That the Planning Commission provide direction to the Applicant and Staff on the proposed project plans.

ATTACHMENTS

Attachment 1 – Vicinity Map

Attachment 2 – 100-Year Flood Zone Map

Attachment 3 - Project Plans Phase 1 (Preliminary Site Plan, Floor Plans, Exterior Elevations, Landscape Plan, Grading Plan)

Attachment 4 – Applicant’s Architectural Description



Attachment 1 - Vicinity Map



0 45 90 180 Feet

Legend

 City Parcels

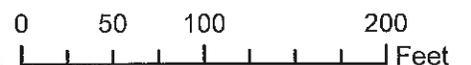
 Project Location

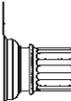
100-Year Flood Zone Map

518 Avenue of Flags - Mixed-Use Project



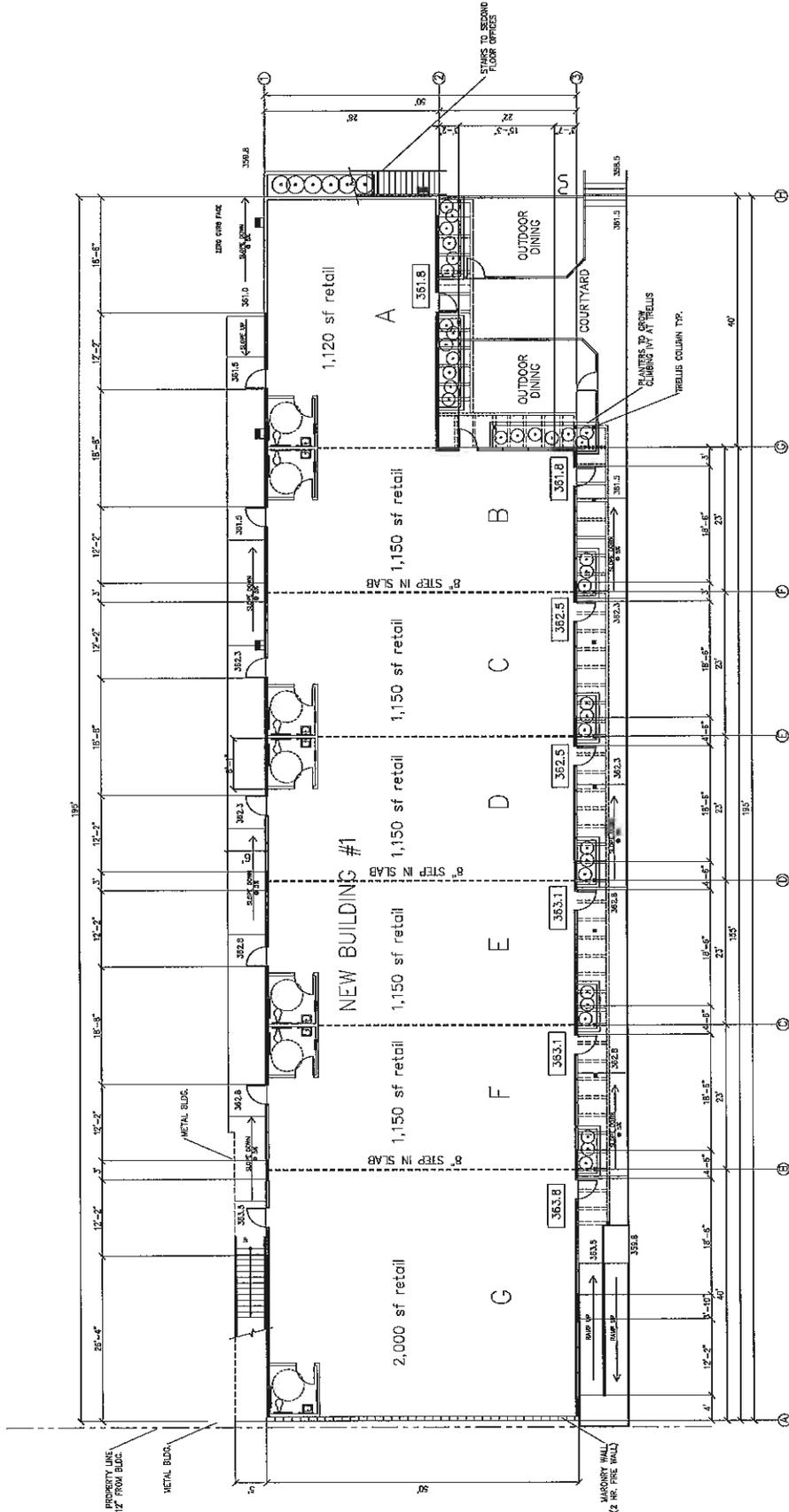
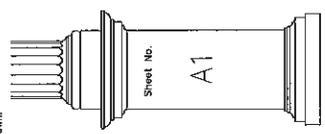
Subject Property





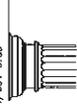
Revisors:	No.	Description	Date

Archeion Inc. is not responsible for other projects. This drawing was prepared by the architect. The contractor is responsible for the construction of the project. The architect is not responsible for the construction of the project. The architect is not responsible for the construction of the project.



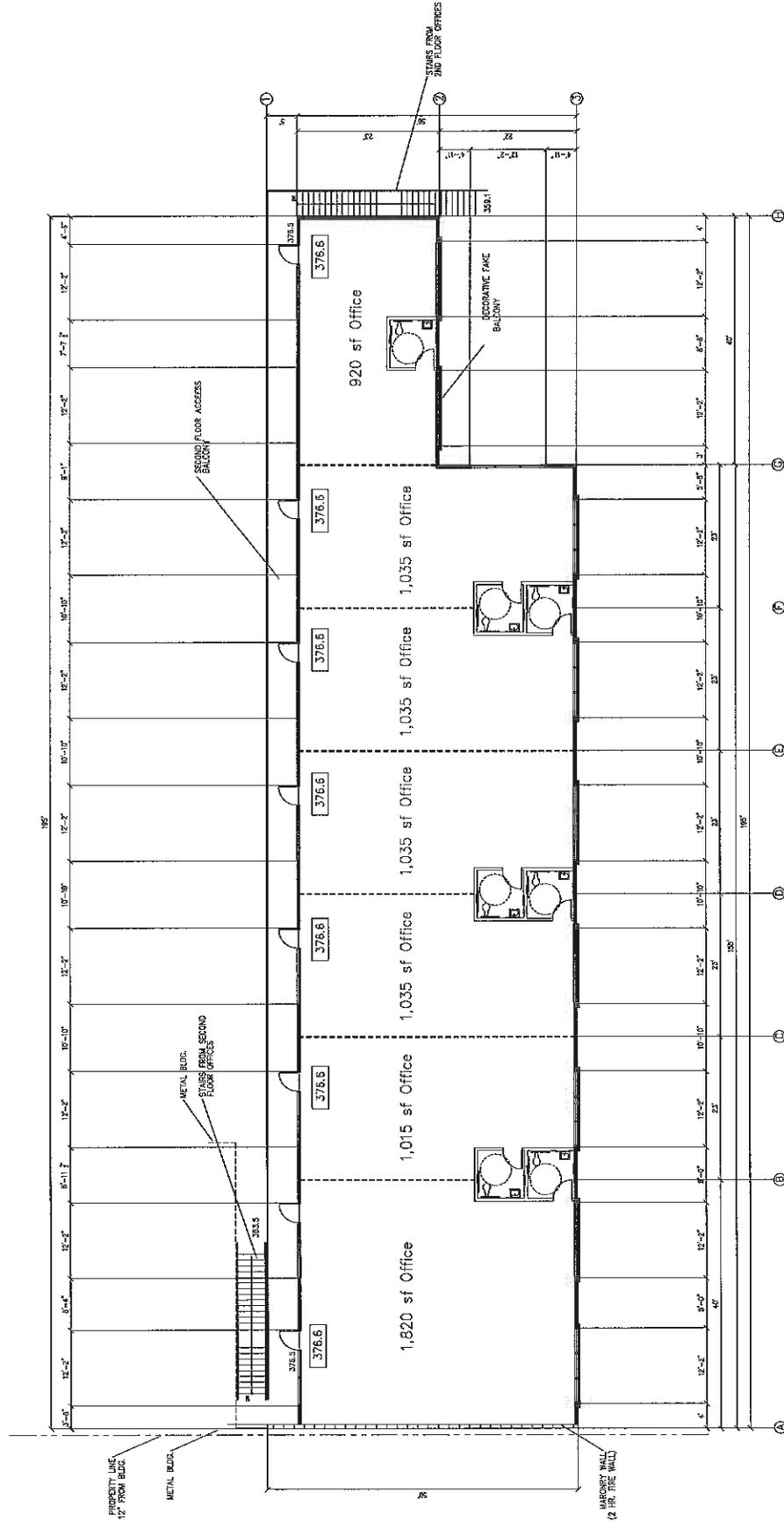
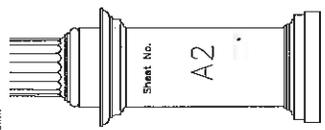
RETAIL FLOOR PLAN SCALE: 1/8"=1'-0"

Attachment 3a



Revisior	Description	Date

Archeion Nevada is a registered professional architectural firm. This drawing was prepared by the firm and is the property of Archeion Nevada. It is to be used only for the project and location specified on the drawing. No other use, reproduction, or distribution is permitted without the written permission of Archeion Nevada. The user of this drawing shall be responsible for obtaining all necessary permits and for the substitution of material shown on the drawing by material actually used.



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

Attachment 3a

MARVA/TWU CALCULATIONS

Category	Area (sq ft)	Plant Species	Water Requirement (gallons)
On-site	10,000	Various	100,000
Off-site	20,000	Various	200,000
Total	30,000	Various	300,000

KEYNOTE LEGEND

1. ADDRESS NUMBER (NOT PLANT)
2. PLANT NUMBER (NOT PLANT)
3. PLANT SPECIES
4. PLANT SIZE
5. PLANT TYPE
6. PLANT COLOR
7. PLANT FORM
8. PLANT DENSITY
9. PLANT SPACING
10. PLANT GROUPING

WATER CONSERVATION STATEMENT

THE CONCEPTUAL LANDSCAPE PLAN, CONCERNING WITH THE PLANTING AND SELECTION OF PLANTS AND MATERIALS, IS SUBJECT TO THE FOLLOWING CONDITIONS AND NOTES:

1. IRRIGATION OF THE ENTIRE PROJECT SHALL BE DESIGNED FOR MAXIMUM WATER EFFICIENCY AND SHALL INCLUDE AN AUTOMATIC IRRIGATION SYSTEM WITH A CONTROLLER AND VALVES. THE IRRIGATION SYSTEM SHALL BE DESIGNED FOR MAXIMUM WATER EFFICIENCY AND SHALL INCLUDE AN AUTOMATIC IRRIGATION SYSTEM WITH A CONTROLLER AND VALVES. THE IRRIGATION SYSTEM SHALL BE DESIGNED FOR MAXIMUM WATER EFFICIENCY AND SHALL INCLUDE AN AUTOMATIC IRRIGATION SYSTEM WITH A CONTROLLER AND VALVES.
2. USE OF DRY WATER USE PLANTS.
3. IRRIGATED PLANT DESIGN, PLANT PALETTE HAS BEEN FORMED TO SELECT SMALLER PLANTS WITH MODERATE WATER REQUIREMENTS, ENABLING STRONG ROOT AND PLANT GROWTH, WITH THE USE OF LESS WATER.
4. IRRIGATION OF ALL PLANT BEDS AND PLANTING AREAS, INCLUDING DRIVEWAYS.
5. USE OF DRY WATER USE PLANTS.

CONCEPT NOTES

1. PLANT PALETTE WAS CHOSEN FOR ITS COLOR, TEXTURE, AND GROWTH HABIT. THE PLANT PALETTE WAS CHOSEN FOR ITS COLOR, TEXTURE, AND GROWTH HABIT. THE PLANT PALETTE WAS CHOSEN FOR ITS COLOR, TEXTURE, AND GROWTH HABIT.
2. IRRIGATION SYSTEM SHALL BE DESIGNED FOR MAXIMUM WATER EFFICIENCY AND SHALL INCLUDE AN AUTOMATIC IRRIGATION SYSTEM WITH A CONTROLLER AND VALVES. THE IRRIGATION SYSTEM SHALL BE DESIGNED FOR MAXIMUM WATER EFFICIENCY AND SHALL INCLUDE AN AUTOMATIC IRRIGATION SYSTEM WITH A CONTROLLER AND VALVES.
3. PLANT PALETTE, QUANTITIES, PLANTING SPECIFICATIONS, AND IRRIGATION SYSTEM SHALL BE DETERMINED AND NOTED ON THE CONSTRUCTION DRAWINGS.

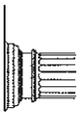
PROPOSED PLANT LIST

PLANT NAME	SIZE	WUCOLS	NOTES
ON-SITE TREES			
A. PYLAE CALIFORNICA / REDSPICE PEAR	24" BOX	L	DECIDUOUS, FLOWERING
B. MAGNOLIA GRANDIFLORA / BEAUTY / FLORAL TREE	24" BOX	M	SEMI-DECIDUOUS, FLOWERING
C. PRUNUS SP. / ADAPTED REDWOODS / PAPER LEAF PLUM	24" BOX	L	ROUNDED FORM
STREET TREES			
D. FRAXINUS CHINENSIS / CHINESE HONEYLOC	24" BOX	L	LOW BRANCH FLOWERING
E. FRAXINUS / ACERIFOLIA / BICOLORED / LINDSEY PLANE	24" BOX	L	SMALL COLOR ACCENT
MEDIUM SHRUBS			
F. BERBERIS THUNBERGII / ROSE GLOW / JAPANESE BARBERY	5 GAL	L	BURGUNDY FOLIAGE
G. LEUCODENDRON / SAGEBUSH / SAGEBUSH	5 GAL	L	RED NEW GROWTH
H. OLEA / LITTLE OLIVE / DWARF OLIVE	5 GAL	L	ROUNDED FORM
SMALL SHRUBS			
I. COTYLEDON / SUNSET / MAGENTA BUCKROSE	5 GAL	L	MAGENTA FLOWERS
J. COPROSMIA REPENS / PACIFIC BUCKROSE	5 GAL	L	VAREGATED FOLIAGE
K. TEBODIUM / LUCIDIPYRIS / GERMANDER	5 GAL	L	VARIED FLOWERS
L. WESTRINGIA FRUIT / MORNING LIGHT / COAST ROSEMARY	5 GAL	L	YELLOW/GREEN FOLIAGE
PERENNIALS			
M. ANEMONE / ANEMONE / MARGARITA BIRD	1 GAL	L	FLOWERING
N. RHODOPHYLLON / SHINING CEFEPER / RED HOT POKER	1 GAL	M	ORANGE FLOWERS
O. PENSTEMON / PENSTEMON	1 GAL	L	VARIED FLOWERS
P. PENSTEMON / PENSTEMON	1 GAL	L	FLOWERING
ACCENTS			
Q. PHOENIX PALM / PHOENIX PALM	5 GAL	L	VERTICAL GROWTH
R. CORYLIUM / RED STAR / CABBAGE PALM	15 GAL	L	RED FOLIAGE
S. PHOENIX PALM / PHOENIX PALM	5 GAL	L	STRIP-SHAPED LEAVES
ORNAMENTS / GRASSES			
T. LOXANDRA / LOXANDRA BREEZE / BLUE OAT GRASS	1 GAL	L	GREEN FOLIAGE
U. HELICTOTRICHON / SEAS PAPPUS / BLUE OAT GRASS	1 GAL	L	BLUE FOLIAGE FOLIAGE
V. CALAMAGROSTIS / WALK FORESTER / FEATHER REED GRASS	1 GAL	L	VERTICAL TAN STALKS
W. MUEHLENBERGIA / INDIANERS MIGHT	1 GAL	L	STRAW COLORED STALKS
GROUNDCOVER			
X. ARCTOSTAPHYLOS / ENERGETIC / ARIZONITA	1 GAL	L	WHITE FLOWERS
Y. COPROSMIA / ARIZONITA / COPROSMIA	1 GAL	L	GREEN FOLIAGE
Z. ARCTOSTAPHYLOS / ENERGETIC / ARIZONITA	1 GAL	L	BLUE FLOWERS

*WUCOLS (WATER USE CLASSIFICATION) OF LANDSCAPE SPECIES IS A GUIDE TO HELP IRRIGATION WATER NEEDS OF PLANT SPECIES. DETERMINED BY THE UNIVERSITY OF CALIFORNIA, COOPERATIVE EXTENSION, CALIFORNIA DETERMINATION OF WATER REQUIREMENTS, 2000.

PHOTOS OF PROPOSED PLANT MATERIAL

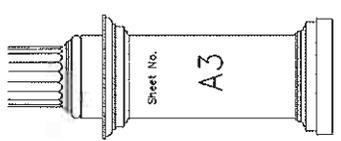




Revisions:	No.	Description	Date

Archeion hereby warrants/represents its design, drawings and specifications to be complete and accurate to the best of its knowledge and belief, and that it shall not be held responsible for any errors or omissions in the drawings or specifications, or for any consequences arising therefrom, whether or not such errors or omissions are caused in whole or in part by negligence, active or passive, in any manner, and whether or not such errors or omissions are caused in whole or in part by the negligence of any subcontractor, consultant, or other person or entity, and whether or not such errors or omissions are caused in whole or in part by the negligence of Archeion itself.

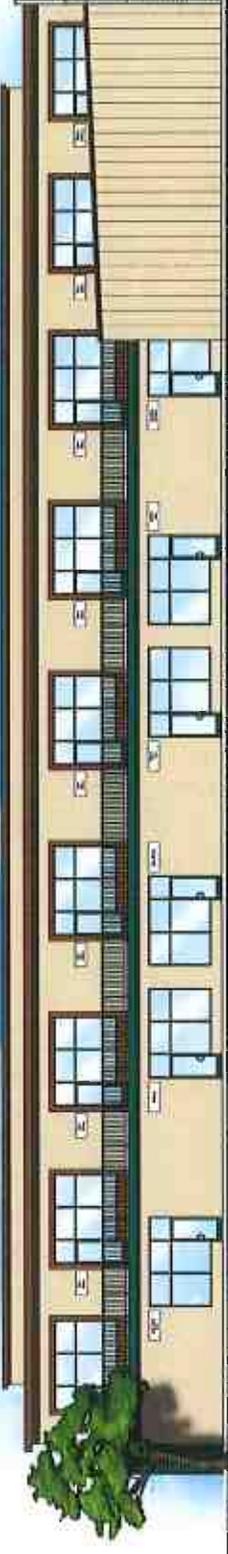
Job Number: 27-204
Date: 4/27/2017
Drawn:



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

Attachment 3b



Attachment 3c

Attachment 4

Mixed Use Center at Avenue of Flags and 2nd Street

Starting at the corner of Avenue of Flags and Second Street we will have a building that will house retail on the first floor and office space on the second floor. The architecture of the building will be modern style with variations of roof heights and contrasting colors. The first floor shops will also have a welcoming feeling with planters and a wood trellis with ivy climbing the columns and creating an ivy ceiling over the trellis. The corner of the site will be served by two locales that may have an outdoor seating area.

At the back of the site we will have an auxiliary metal building that will serve as a showroom and will be an auxiliary space for the retail space or office space above.

CITY OF BUELLTON
Planning Commission Agenda Staff Report

Planning Director Review: *MPB*
Planning Commission Agenda Item No: 3

To: The Honorable Chair and Commission Members

From: Andrea Keefer, Assistant Planner

Meeting Date: October 19, 2017

Subject: Parking Standards Research and Recommendations for
Restaurant Uses

BACKGROUND

On June 1st, 2017, the Planning Commission reviewed Buellton's current parking standards for retail and restaurant uses and compared them to other nearby cities. It was determined that an update to the retail parking standard is not needed at this time. However, the Planning Commission directed staff to look into updated Buellton's parking standard for restaurant uses. The Commission directed staff to come up with options/recommendations to be brought back to the Commission for consideration.

It is important to note that the information that is being presented at this meeting is not the complete picture with all of the details required to make a decision. It is meant to show the overall picture and to show generally how the number of required parking spaces would change when different variables and assumptions are applied. More detailed research may be needed, which Staff will conduct with suggestions and input from the Commission. Therefore, this is not a public hearing, rather it is meant to be a discussion to provide some additional information to the Commission and for staff to obtain direction to conduct further research into updating parking standards for restaurant uses in Buellton.

DISCUSSION

The current parking standard in Buellton for a restaurant use is 1 per 300 square feet of area for patrons and 1 space per 2 employees (Attachment 1 – Buellton Municipal Code Section 19.04.142). Staff conducted an exercise to calculate the additional number of parking spaces that would be added based on adjusting several different variables.

The data spreadsheet in Attachment 2 compares the baseline (existing) parking standard for restaurants to two different proposed increases in the parking standard. In this

spreadsheet, a 60% area for patrons and 40% area for the kitchen area are assumed. Several different hypothetical restaurant sizes are assumed for purposes of calculating the potential required parking based on restaurant size. It is important to note that in this scenario, required parking for number of employees is not included. Therefore, the required employee parking would be in addition to the number shown in the spreadsheet.

The data spreadsheet in Attachment 3 is a continuation of data shown in Attachment 2. However, this spreadsheet has different assumptions. The hypothetical restaurant sizes remain the same, however, the 60%/40% assumption is no longer applied. Alternatively, the data represented in this spreadsheet calculates the required parking standard based on the entire square footage of the space. Once again, required employee parking is not reflected in these calculations. However, in this case it could be that the required employee parking is absorbed into the total required parking.

CONCLUSION

Staff found that without having a clear understanding of employee parking requirements, it is difficult to compare the baseline parking standards with the calculations in Attachment 3, unless employee parking was to be in addition to the number shown in both scenarios. Additionally, Staff found that utilizing existing assumptions similar to baseline parking standard for restaurants and simply applying stricter square footage requirements related to parking would yield a more clear comparison and increased parking requirements for restaurants. However, this is preliminary research that does provide some information as to the rate at which the required number of parking spaces would increase based on the different variables and scenarios. If the Planning Commission would like further research into applying different standards, Planning Commission can direct staff to conduct further research. At this time, based on the information available, staff has determined the Preferred Scenarios, which are shown in Attachment 2.

The benefits of increasing the parking standard to 1 space per 250 square feet of area for patrons and 1 per 2 employees would be a slight increase in number of parking spaces required for new developments without putting a significant burden on the developer or property owner. Increasing the parking requirement for restaurant uses could affect new restaurant businesses looking to occupy existing buildings, such as in the industrial zone.

If the parking standard for restaurants was increased to 1 per 200 square feet of area for patrons and 1 per 2 employees, required parking would increase at a more rapid rate, particularly for the larger square footage restaurants or larger development projects. This scenario would result in more available parking, however it could be put more of a burden on the developer or property owner.

Several examples of potential “real world” examples will be demonstrated at the meeting to show how the parking requirements may be applied to potential future developments. The 60%/40% standard is realistically going to vary depending on the particular restaurant and the square footage of the unit will not always round out to even numbers as

is shown in the attached spreadsheets. Current parking standards for restaurant uses of nearby cities are included in Attachment 4, for reference.

RECOMMENDATION

Staff recommends that the Planning Commission provide input and direction to Staff regarding further research or preparation to update the City's parking standard for restaurant uses.

ATTACHMENTS

- Attachment 1 - Buellton Municipal Code Section 19.04.142
- Attachment 2 – Area For Patrons Comparison (Preferred Scenarios)
- Attachment 3 - Total Floor Area Comparison
- Attachment 4 – Nearby City Parking Standards for Restaurant Uses

Attachment 1

Buellton Municipal Code

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19.04.142 Number of parking spaces required.

The minimum number of parking spaces required by the zoning applicable to a site or specified in this section shall be provided and continuously maintained in conjunction with the related use or development. Refer to Chapter 19.18 for modifications of these parking standards for mixed use projects.

A. Agriculture, Resource and Open Space Uses. Off-street parking spaces shall be provided in the following ratios:

Land Use	Number of Parking Spaces Required
Commercial greenhouse, hothouse, or other plant protection structure	2 per acre of land in such use

B. Manufacturing and Processing Uses. Off-street parking spaces shall be provided in the following ratios:

Land Use	Number of Parking Spaces Required
Research and development, manufacturing and processing	1 for every 1.5 employees, but a minimum of 1 per 500 sq. ft. of gross floor area
Wholesaling, warehousing, storage	1 per 1,000 sq. ft. of gross floor area, 1 per 4 employees
Other industrial uses	1 per 4 employees

C. Recreation, Education, and Public Assembly Uses. Off-street parking spaces shall be provided in the following ratios:

Land Use	Number of Parking Spaces Required
Churches, auditoriums, theaters, other places of public assembly	
With fixed seats	1 per 4 fixed seats
Without fixed seats	1 per 30 sq. ft. of auditorium floor
Libraries and museums	1 per 300 sq. ft. of gross floor area, 1 per 2 employees
Recreation and fitness centers	
Bowling alleys	8 per lane
Dance halls, skating rinks, and other places of amusement without fixed seats	1 per 300 sq. ft. of assembly area
Health/fitness, gyms, spas	1 per 300 sq. ft. of gross floor area
Tennis/racquetball facility	1.5 per court
Spectator seating	1 per 5 seats, or 1 per 35 sq. ft. of seating area, whichever is greater

Attachment 1

Schools	
Day school or child care center	1 per 10 students, 1 per 2 employees
Elementary and junior high	1.5 per teaching station
High school	6 per teaching station
Colleges, art, craft, music or dance schools; business, professional or trade schools	1 per 5 students, 1 per 3 employees

D. Residential Uses. Off-street parking spaces shall be provided in the following ratios:

Land Use	Number of Parking Spaces Required
Single- and two-family dwellings	2 covered spaces per dwelling unit
Multiple dwelling units	
Single bedroom or studio unit	1 per dwelling unit
Two bedroom unit	2 per dwelling unit, to be located within 200 feet of the building
Three or more bedrooms	2.5 per dwelling unit, to be located within 200 feet of the building
Visitor parking	1 for each 5 dwelling units
Guest houses	1 per guest house
Mobilehomes in parks	2 per mobilehome lot (may be in tandem), one shall be covered 1 guest parking space for each 3 mobilehomes
Group housing (fraternities, boarding houses, etc.)	1 for every 4 beds, 1 for each 2 employees
Retirement and special care homes	1 per guest room, 1 for each 2 employees

In addition, not more than one bus or nonpassenger motor vehicle or trailer used in commerce may be parked overnight on any lot, provided such bus, motor vehicle, or trailer does not exceed two axles, four tons, or eight feet in height and provided further that this restriction shall not apply to the emergency overnight parking of disabled motor vehicles or trailers and the occasional overnight parking of moving vans, pickup, or delivery or construction vehicles or trailers when such occasional overnight parking is reasonably serving the residential use of a particular lot.

E. Retail Trade. Off-street parking spaces shall be provided in the following ratios:

Land Use	Number of Parking Spaces Required
Furniture and appliance stores; heating, ventilating, building supply and hardware; motor vehicle and machinery sales and service	1 per 1,000 sq. ft. of gross floor area
Restaurants and bars	1 per 300 sq. ft. of area for patrons, 1 per 2 employees
Retail stores, general merchandise	1 per 300 sq. ft. of gross floor area

F. Service Uses. Off-street parking spaces shall be provided in the following ratios:

Attachment 1

Land Use	Number of Parking Spaces Required
Medical services, clinics and labs	1 per 200 sq. ft. of gross floor area
Medical services, hospitals	1 per 2 beds, 1 per 3 employees
Medical services, extended care	1 per 3 beds, 1 per 3 employees
Offices, business and professional	1 per 300 sq. ft. of gross floor area

G. Transient Lodging. Off-street parking spaces shall be provided in the following ratios:

Land Use	Number of Parking Spaces Required
Hotels and motels	1 per guest room, 1 per 5 employees

H. Emergency Shelters.

Land Use	Number of Parking Spaces Required
Emergency shelters	1 per 7 beds, 1 per employee

(Ord. 11-07 § 3, 2011; Ord. 10-04 § 4, 2010; Ord. 08-07 § 3, 2008; Ord. 97-02 § II(4), 1997; Ord. 94-13, 1994; prior code § 19.04.142)

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# of Parking Spaces Required by Restaurant Size and Parking Standard Area for Patrons - Preferred Scenarios				
Restaurant Size (sf)	60% area for patrons	Parking Standard		
		1 per 300 sf (BASELINE)	1 per 250 sf area for patrons	1 per 200 sf area for patrons
500	300	1	2	2
1,000	600	2	3	3
2,500	1,500	5	6	8
5,000	3,000	10	12	15
10,000	6,000	20	24	30
*Must also account for 1 per 2 employees				
*numbers are rounded to next highest whole number				

Attachment 2

# of Parking Spaces Required by Restaurant Size and Parking Standard Total Floor Area Comparison				
Restaurant Size (sf)	Parking Standard			
	1 per 300 sf area for patrons (Baseline)	1 per 300 sf of total area	1 per 250 sf of total area	1 per 200 sf of total area
500	1	2	2	3
1,000	2	4	4	5
2,500	5	9	10	13
5,000	10	17	20	25
10000	20	34	40	50
*Accounts for entire square footage of the unit				
*numbers are rounded to next highest whole number				

Attachment 3

Attachment 4

CITY													
PARKING STANDARD	BUELLTON	Solvang	Lompoc	Guadalupe	Santa Maria	Goleta	Santa Barbara	Carpinteria	Pismo Beach	Arroyo Grande	Grover Beach	San Luis Obispo	Atascadero
Restaurant	1 per 300 sf and 1 per 2 empl.	1 per 300 sf and 1 per 2 empl.	1 per 60 sf of pub. Accom. and 1 per 250 sf gfa	1 per table or 2 counter stools and 1 per 2 empl. OR 1 per 4 persons of permitted occupancy and 1 per 2 empl.	1 per 65 used for tables and chairs plus 1 per 260 of remaining floor area	1 per 300 sf and 1 per 2 empl.	4 spaces per 1,000 sf OR 1 space per 3 seats	1 per each 4 fixed seats or 1 per 50 sf of gfa in CPD zone and 1 per 500 in CB zone	1 per 300 sf	outside dt district = 1 per 100 sf of public area (restaurants and bars)	1 space per 3 seats but no less than 1 per 200 sf of gfa	1 per 60 sf of customer use area plus 1 per 100 sf of food prep area	1 per patron table and 1 per 2 counter stools and 1 per 6 tables/ 1 per 100 sf of kitchen