# AGENDA

# CITY OF GUADALUPE PLANNING COMMISSION

**Thursday, May 26, 2011**

**Special Meeting 6:00 p.m.**

**City Hall, Council Chambers**
**918 Obispo Street, Guadalupe, CA 93434**

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk's office, (805) 356-3891. Notification of at least 72 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.*

*If you wish to speak concerning any item on the agenda, please complete the Request to Speak form that is provided at the rear of the Council Chambers prior to the completion of the staff report and hand the form to the City Clerk.* ***Note:*** *Staff Reports for this agenda, as well as any materials related to items on this agenda submitted after distribution of the agenda packet, are available for inspection at the office of the City Administrator, City Hall, 918 Obispo Street, Guadalupe, California during regular business hours, 8:30 a.m. to 12:00 pm. and 1:00 p.m. to 5:00 p.m., Monday through Friday; telephone (805) 356-3891.*

**MEMBERS OF THE PLANNING COMMISSION**: Commissioners Monika Huntley, Alejandro Ahumada, Kenneth Chamness, Vice-Chair Jesse Ramirez, and Chair Carl Kraemer.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL** Commissioners Monika Huntley, Alejandro Ahumada, Kenneth Chamness, Vice-Chair Jesse Ramirez, and Chair Carl Kraemer.

4. **CONSENT CALENDAR** The following routine items are presented for Planning Commission approval without discussion as a single agenda item in order to expedite the meeting. Should a Commissioner wish to discuss or disapprove an item, it must be dropped from the blanket motion of approval and considered as a separate item.

   a. Minutes of the Planning Commission meeting of February 15, 2011 to be ordered filed.

## 5. COMMUNITY PARTICIPATION FORUM

*Each person will be limited to a discussion of 3 minutes. Pursuant to provisions of the Brown Act, no action may be taken on these matters unless they are listed on the agenda, or unless certain emergency or special circumstances exist. The Planning Commission may direct Staff to investigate and/or schedule certain matters for consideration at a future Planning Commission meeting.*

## 6. DESIGN REVIEW PERMIT FOR BALL HORTICULTURE LABORATORY FACILITY (PLANNING APPLICATION #2011-002-DRP).

That the Planning Commission:

1) Receive a presentation from staff,
2) Provide an opportunity for the applicant to present the proposed project,
3) Receive any comments from the public, and
4) Take action on the request for a Design Review Permit.

## 7. PLANNING COMMISSION WORKSHOP ON BARBED WIRE USE AND AESTHETICS IN THE DOWNTOWN AREA.

That the Planning Commission:

1) Written Staff Report (Rob Mullane)
2) Planning Commission discussion.
3) It is recommended that the Planning Commission receive the presentation, and provide direction to staff on any subsequent steps.

## 8. PLANNING DIRECTOR'S REPORT

## 9. FUTURE AGENDA ITEMS

## 10. ANNOUNCEMENTS

## 11. ADJOURNMENT

**I hereby certify under penalty of perjury under the laws of the State of California that the foregoing Agenda was posted at the City Hall display case, the Water Department, the City Clerk's office, and Rabobank not less than 24 hours prior to the meeting. Dated this 24th day of May 2011.**

**By:** _____
Regan Candelario, City Administrator

4a.

# Draft MINUTES

## CITY OF GUADALUPE PLANNING COMMISSION

**Tuesday, February 15, 2011**

**Regular Meeting 6:00 p.m.**

**City Hall, Council Chambers**
**918 Obispo Street, Guadalupe, CA 93434**

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**MEMBERS OF THE PLANNING COMMISSION**: Commissioners Monika Huntley, Alejandro Ahumada, Kenneth Chamness, Vice-Chair Jesse Ramirez, and Chair Carl Kraemer.

Staff present: Rob Mullane, City Planner; Rob Fitzroy Associate Planner; Jack Owen, Fire Chief; George Mitchell, Police Chief.

1. **CALL TO ORDER** 6:02 p.m. by Chair Kraemer.

2. **PLEDGE OF ALLEGIANCE** Conducted.

3. **ROLL CALL** 6:04 p.m. Commissioners Kenneth Chamness, Alejandro Ahumada, Monika Huntley, Vice-Chair Jesse Ramirez, and Chair Carl Kraemer: present.

4. **CONSENT CALENDAR** The following routine items are presented for Planning Commission approval without discussion as a single agenda item in order to expedite the meeting. Should a Commissioner wish to discuss or disapprove an item, it must be dropped from the blanket motion of approval and considered as a separate item.

a. Minutes of the Planning Commission special meeting of October 19, 2010 to be ordered filed.

**Motion:** 6:05 p.m. **Huntley/Ahumada** moved to approve the consent agenda.
**VOTE:** **Ayes: 5**
**Noes: 0**
**Abstentions:0**
**Motion passed**

## 5. COMMUNITY PARTICIPATION FORUM

*Each person will be limited to a discussion of 3 minutes. Pursuant to provisions of the Brown Act, no action may be taken on these matters unless they are listed on the agenda, or unless certain emergency or special circumstances exist. The Planning Commission may direct Staff to investigate and/or schedule certain matters for consideration at a future Planning Commission meeting.*

**Speaker: Judy Garcia.** Expressed concern that the agenda was not made publicly available.

**Speaker: Francis Romero.** Noted the importance of public comment.

**Speaker: Refugio Hernandez.** Wanted to confirm that the Planning Commission received her letter regarding the proposed 9th Street Duplex.

Chair Kraemer stated that said letter was received and included in the agenda packet.

After all speakers on this item were heard, Chair Kraemer suggested some changes to the remaining agenda. Moved to Item #7. To return to Item #6. Noted that discussions of items on agenda should be held until that item is up for discussion.

## 6. REPORTS FROM CITY STAFF OTHER THAN PLANNING STAFF

This item provides an opportunity for staff from other City Departments to provide updates to the Commission on activities of interest to the Commission. Items potentially to be discussed include Code Enforcement Efforts, City Parks activities, and Public Works activities.

a. No reports presented.

## 7. PUBLIC HEARING TO CONSIDER A REVISED CONDITIONAL USE PERMIT FOR APIO OFFICE LAB RELOCATION (PLANNING APPLICATION #2010-010-CUP).

That the Planning Commission: 1). Receive a presentation from staff; 2) Conduct the Public Hearing on the project, 3) Adopt PC Resolution No. 2011-001 approving the Revised Conditional Use Permit (Case #2010-010-CUP) for the Apio Office Lab Relocation.

a. Written Staff Report (Rob Mullane)

b. Conduct Public Hearing;
c. Planning Commission discussion and consideration.
d. It is recommended that the Planning Commission: 1). Receive a presentation from staff; 2) Conduct the Public Hearing on the project, 3) Adopt PC Resolution No. 2011-001 approving the Revised Conditional Use Permit (Case #2010-010-CUP) for the Apio Office Lab Relocation.

Mr. Mullane introduced the item and provided an oral staff report to the Planning Commission.

Chair Kraemer opened the public hearing at 6:20.

**Speaker: Sparky Locke.** Thanked Planning Commission for their time.

**Speaker: Judy Garcia.** Expressed concern that information on the agenda was not publicly available. Requested that the Planning Commission postpone any decisions on the project.

Chair Kraemer closed the public hearing at 6:24.

Mr. Mullane explained that the agenda packets including the staff report materials for each item for the Planning Commission meeting are publicly available online and at City Hall in advance of the meeting, and are also available at the Planning Commission meeting. In addition, Mr. Mullane explained that notices of the meeting were posted at City Hall and this particular item was published in the Santa Maria Times.

Chair Kraemer explained the request for a Revised CUP for the relocation of a mobile structure and noted that the request is a minor modification to the existing facility, and it would result in a downsizing of the overall facility.

After a short discussion, where Commissioners noted support for the project, the Chair called for a motion.

**Motion: Huntley/Ahumada** moved to approve Planning Commission Resolution 2011-001 as proposed, approving Planning Application #2010-010-CUP.

**VOTE:** **Ayes: 5**
**Noes: 0**

**Motion carried**

8. **PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT FOR THE CONSTRUCTION OF A TWO-UNIT RESIDENTIAL STRUCTURE IN A GENERAL COMMERCIAL ZONE LOCATED ON 4531 9th STREET (PLANNING APPLICATION #2011-001-CUP).** That the Planning Commission: 1). Receive a presentation from staff; 2) Conduct the Public Hearing on the project, 3) Adopt PC Resolution No. 2011-002 approving the Conditional Use Permit (Case #2011-001-CUP) for the Two Unit Residential Structure on 4631 9th Street.

a. Written Staff Report (Rob Mullane/Rob Fitzroy)
b. Conduct Public Hearing;
c. Planning Commission discussion and consideration.
e. It is recommended that the Planning Commission: 1). Receive a presentation from staff; 2) Conduct the Public Hearing on the project, 3) Adopt PC Resolution No. 2011-002 approving the Conditional Use Permit (Case #2011-001-CUP) for the Two Unit Residential Structure on 4631 9th Street.

Mr. Mullane introduced the item and turned over the oral staff report to Rob Fitzroy, Associate Planner. Mr. Fitzroy gave a brief staff report.

Chair Kraemer opened the public hearing at 6:36

**Speaker: Mickey Jackson.** Informed the Planning Commission that she was open to any questions and thanked the Planning Commission for their time.

**Speaker: Judy Garcia.** Expressed concern regarding the project relative to privacy issues. Stated that she would be concerned if it was her property. She thanked the Planning Commission for the opportunity to participate in the public process.

**Speaker: Andy Gutierrez.** Thanked Ms. Romero for her Community Participation Forum comments. Expressed concern relative to privacy issues. He noted that an apartment complex was constructed adjacent to his property which resulted in a loss of privacy.

**Speaker: Dennis Appel.** Expressed concern regarding privacy issues. Noted that the topography of the site prohibits any feasible measures to reduce the loss of privacy.

**Speaker: Refugio Hernandez.** Requested consideration of her property, which is adjacent to the proposed project, near the base of the slope. Expressed concerns regarding erosion and shadows.

**Speaker: Judy Garcia.** Noted that the proposed deck would be oriented so as to not face the property of Refugio Hernandez.

Chair Kraemer requested that Fire Chief Jack Owen provide comments on the proposal. Chief Owen noted that topography is the primary issue related to privacy. Stated that the issues with this application are planning-related, rather than Fire-related issues.

Chair Kraemer closed the public hearing at 7:05.

Commission Chamness expressed concern regarding the large window on the southeast elevation of the proposed structure because it may pose privacy concerns, and asked if it could be reduced. Mr. Fitzroy informed Commission Chamness that the window would be facing southeast and would not provide views of the property to the northwest.

Mr. Mullane noted that the existing house to the northwest of the proposed project site likely predates the existing zoning code. Mr. Mullane also noted that this area was designated as the

Central Business District and a commercial building up to 50 feet in height could be constructed with a Zoning Clearance and would not need a CUP before the Planning Commission.

Chair Kraemer noted that the topography of the property would make it difficult to mitigate privacy issues. Chair noted that a much larger commercial structure could be built, and that the City cannot deny the applicant's right to construct on their property.

Chair asked Planning Staff whether soils are a potential issue. Mr. Fitzroy noted that a soils report would be required during Building and Fire Department review and that the applicant had been advised of such. Chair Kraemer also noted that a latrine may have existed on the property, and that this should be considered by Building and Safety staff during review of the grading plans and project construction.

After a short discussion, where Commissioners noted support for the project, the Chair called for a motion.

**Motion: Ahumada/Ramirez** moved to approve Planning Commission Resolution 2011-002 as proposed, approving Planning Application #2011-001-CUP.

**VOTE:** **Ayes: 5**
**Noes: 0**

**Motion carried**

The Chair called for a recess at 7:19 pm, to provide a short break. The Chair called the meeting back to order at 7:25

**9.** **PLANNING COMMISSION WORKSHOP ON BARBED WIRE USE AND AESTHETICS IN THE DOWNTOWN AREA.** That the Planning Commission receive the presentation from staff.

a. Written Staff Report (Rob Mullane)
b. Planning Commission discussion.
c. It is recommended that the Planning Commission receive the presentation, and provide direction to staff on any subsequent steps.

The Chair moved to Item #10. This item was subsequently continued to a future Planning Commission meeting.

**10.** **PARKING RESTRICTIONS IN RESIDENTIAL AREAS FOR OVERSIZED VEHICLES.** That the Planning Commission review and discuss the draft Ordinance restricting the parking of oversized vehicles on residential streets within the city.

a. Written Staff Report (Rob Mullane)
b. Planning Commission discussion.
c. It is recommended that the Planning Commission receive the report and provide comments or direction to staff on subsequent steps.

Chair Kraemer summarized the proposed ordinance and opened the item for discussion.

Police Chief George Mitchell described history of the request by the City Council to draft proposed ordinance and his advisory role with the preparation of the ordinance.

Fire Chief Owen noted that this is a police-related issue, but that it is necessary to implement. Noted that additional paving of front yard areas requires a permit such that vehicles cannot be parked on the lawns to avoid compliance with the proposed ordinance.

**Speaker: Francis Romero.** Opposes the proposed ordinance. Noted that no staff report was prepared, permit fees are arbitrary, the use of the term "blight" is inaccurate, the term "active loading" is not clear.

**Speaker: Tim Romero.** Supported the comments of Ms. Romero. Opposed the proposed ordinance. Stated that there is not enough staff and resources to implement the ordinance.

**Speaker: Bob Lawry**. Owns a work truck and is concerned he will not be able to park on street overnight and on weekends. Work truck does not fit in driveway. Opposed the proposed ordinance.

**Speaker: Andy Gutierrez.** Opposed the proposed ordinance. Noted that construction activities may present an issue. Requested that the language of the ordinance be modified.

**Speaker: Sherry** (no last name provided). Opposed the proposed ordinance.

**Speaker: Mike** (no last name provided). Opposed the proposed ordinance.

**Speaker: John Velasquez**. Opposed the proposed ordinance. No alternatives were provided.

**Speaker: Marlene Gutierrez**. Opposed the proposed ordinance. Noted that that the City is the gateway to the dunes. Should accommodate peoples' recreational vehicles. Expressed that enforcement will be an issue.

**Speaker: Tony** (no last name provided). Opposed the proposed ordinance.

**Speaker: Francis Romero.** Drove around residential areas of the City and counted trucks and oversize vehicles in an effort to determine how large of an issue this is. Stated that only a few such vehicles were noted, and that the issue is not a big problem.

The Chair recognized Fire Chief Owen, who noted that community members should provide suggestions and alternatives to the ordinance.

**Speaker: Bob Lawry**. Asked how self-employed people are taken in to consideration when drafting this ordinance.

Commissioner Chamness asked Pastor Raymond Leon if he would like to speak on the topic.

**Speaker: Pastor Raymond Leon**. Noted he is only in attendance to observe.

Chair Kraemer closed the public comment forum.

Commissioner Huntley suggested that the ordinance be rewritten.

Commissioner Ramirez noted that there should be more discussion of the proposed ordinance and that the draft ordinance should be revised.

Commissioner Ahumada asked whether there have been accidents or near accidents because of this oversized vehicle parking issue. Police Chief Mitchell confirmed there have been near accidents but no actual accidents.

Commissioner Chamness concurred with other commissioners and requested that the proposed ordinance be rewritten.

Chair Kraemer expressed dissatisfaction with the proposed ordinance. Questions how large of an issue it is. Requested that the police department tally how many oversized vehicles are parked on residential streets.

Chief Mitchell noted that using police officers for such a task is not practical and a good use of resources.

City Administrator Candelario stated that the Chair's request will be accommodated but that the police department will not be utilized for such.

Chair Kraemer offered the suggestion of a temporary use permit to accommodate some vehicles.

After further discussion, the Commission came to a consensus that the proposed ordinance as written should be revised to accommodate the concerns raised.

## 11. PLANNING DIRECTOR'S REPORT

Mr. Mullane provided a brief update of the housing element update, the D.J. Farms project and the Ruiz storm drain project.

## 12. FUTURE AGENDA ITEMS

No future agenda items were proposed.

## 13. ANNOUNCEMENTS

Commissioner Huntley reminded the (television) audience to please spay and neuter their pets.

## 14. ADJOURNMENT

Chair Kraemer adjourned the meeting at 8:55 pm.

Submitted by:

Robert A. Mullane, City Planner
Planning Commission Secretary

Affirmed by:

Carl Kraemer, Chair

# REPORT TO THE PLANNING COMMISSION
## May 26, 2011

**Prepared By:**
**Rob Fitzroy, Associate Planner**

**Approved By:**
**Regan Candelario, City Administrator**

**SUBJECT:** Design Review of the proposed Ball Horticulture laboratory and research facility at 400 Obispo Street (Planning Application #2011-002-DRP,-ZC, APN 115-141-014)

## EXECUTIVE SUMMARY:

The Design Review Permit (DRP) request is for the construction of a 20,407-square foot research and lab facility, and associated 4,463-square foot tractor storage building, and 675-square foot field restroom. The research and lab facility would house business operations, research and development labs, a climate controlled seed storage room, seed cleaning and drying areas, and a packaging and shipping area. The maximum height of the main facility would be 30 feet. The existing 18,000-square foot laboratory facilities would be demolished and replaced with the proposed facilities discussed herein. The net increase in facilities would be approximately 7,500 square feet. The proposed project includes 64 parking spaces and 11% landscape coverage.

## RECOMMENDATION:

1) Receive a presentation from staff
2) Provide an opportunity for the applicant to present the proposed project
3) Receive any comments from the public
4) Take action on the request for a DRP

## BACKGROUND:

The City received an application for a DRP to allow for the construction of a 20,407-square foot research and lab facility, and associated 4,463-square foot tractor storage building, and 675-square foot field restroom facility at 400 Obispo Street (APN 115-141-014) on March 30, 2011. Mr. Kyle Harris of Harris Architecture is the authorized agent for the applicant, Ball Horticulture Company. The DRP application was deemed complete for processing by staff on May 23, 2011.

## DISCUSSION:

The DRP request is for the construction of a 20,407-square foot research and lab facility, and associated 4,463-square foot tractor storage building, and 675-square foot field

restroom. The research and lab facility would house business operations, research and development labs, a climate controlled seed storage room, seed cleaning and drying areas, and a packaging and shipping area. Also included are staff support areas, a large lunch room/meeting room, conference rooms, and operational spaces. The second floor of the building would be constructed as a shell for possible future expansion. The maximum height of the main facility would be 30 feet. The existing 18,000-square foot laboratory facilities would be demolished and replaced with the proposed facilities discussed herein. The net increase in facilities from existing conditions would be approximately 7,500 square feet.

The building would be designed to compliment the surrounding area and would have classic agrarian elements, please refer to Attachment 1, Exhibit 1. Green building elements would be incorporated into the function and design of the building, including high efficiency lighting, low VOC paint, recycled carpet and floor coverings, and solar panels on the roof. The project would increase energy efficiency 15% beyond Title 24 requirements.

Elements of the existing facilities, including wood beams, would be reused and incorporated into the new facility. The lobby entry area would contain many historic items used at the seed company. Ball Company is also restoring the 1953 Allis Chalmers tractor originally used on the site to working condition, and it will be displayed on-site.

The 4,463-square foot tractor storage building would be located on the southeast portion of the project site, please refer to Attachment 1, Exhibit 1. The facility would securely store agricultural equipment, proprietary soils, and fertilizers. The building would also house the irrigation piping and would have a secure tool storage/maintenance room. The roof would be a single sloped metal roof and would be covered with solar panels. The solar panels would provide power to the storage area and main building.

The 675-sqaure foot restroom facility would be located near the existing greenhouse range, please refer to Attachment 1, Exhibit 1. It would be constructed of split face and precision ground concrete block and would have a standing seam metal root to match the main facility. The restroom facility would serve growers and technicians working in the greenhouses and fields.

Approximately 11% of the area of work would include landscaping, which exceed City landscape coverage requirements. The landscape plan would showcase the various plants and tree developed by Ball Horticulture. The majority of plants and trees included in the plan are not on the City's approved plant list. However, Planning staff have conferred with biologists and confirmed that none of the proposed plants or trees are invasive. Please refer to Attachment 1, Exhibit 2 for the proposed landscape plan.

Employees and visitors would enter the project site from Obispo Street. Visitor parking would be directly in front of the main building and employees would park on the east side of the project site. Secondary access and deliveries and shipping will be from Fourth Street, please refer to Attachment 1, Exhibit 3. Entry would be controlled by operable gates at each location for safety and security. The project would construct all frontage

improvements along Fourth Street, including curb, gutter, sidewalk, and drainage and any incidental paving that may be necessary.

Planning staff evaluated the project's proposed parking in the context of the parking requirements in the City's Zoning Code. The proposed uses do not match well with the specific use categories in the City's parking standards. The most similar uses would be "office" for the main facility, and "storage and warehouse" for the tractor storage building. These uses would require 87 parking spaces per Section 18.60.060. However, to more accurately assess parking demands a parking demand study was conducted by Orosz Engineering Group. The parking study concluded that the proposed project would demand 59 spaces. The proposed project would provide 64 spaces, including four handicapped parking stalls; refer to Attachment 1, Exhibit 4. The parking study is included as Attachment 3.

The project would include Low Impact Development technologies and drainage designs to reduce stormwater runoff impacts; refer to Attachment 1, Exhibit 5. The project would include bioswales to filter and retain stormwater and zero curbs to allow sheet flows to allow water to flow to the northern portion of the project site. All water up to a 100-year storm would be retained on-site and would not flow into the City's existing stormwater system.

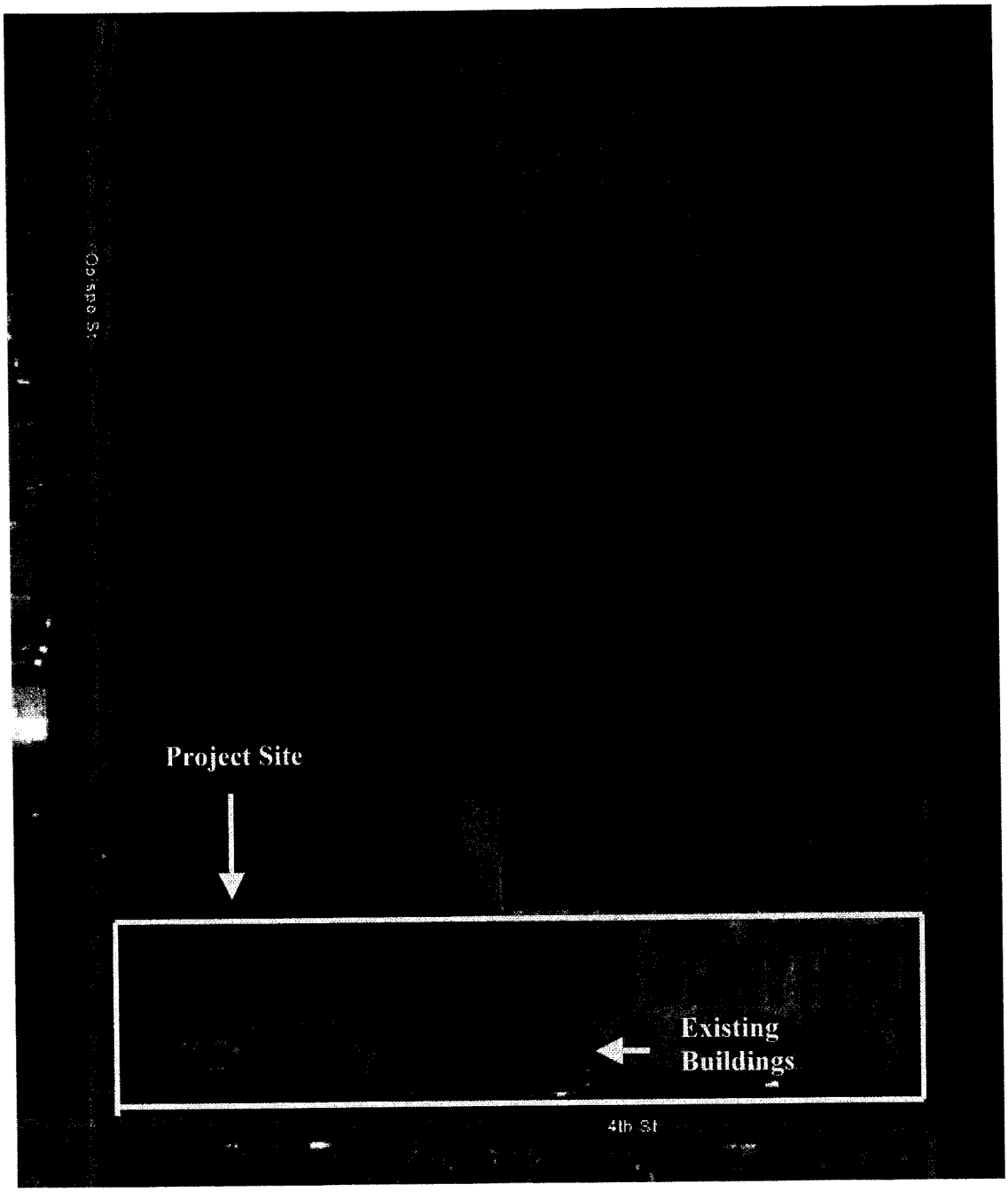
The proposed main structure and the field restroom facilities would connect to the City's existing sewer infrastructure located on Obispo Street. This is indicated on Attachment 1, Exhibit 6.

The Building and Fire Department and City Engineer provided review of the plans prepared for this project. Comments relative to project design have been incorporated, and the plans have been revised accordingly.

**Site Information**

| | |
|---|---|
| LOCATION | 400 Obispo Street |
| APN | 115-141-014, -015 |
| ZONING | G-I General Industrial |
| LOT SIZE | 8 acres |
| PRESENT USE | Agriculture |
| SURROUNDING USES AND ZONING | North: O Open Space<br>East: City Boundary, Agriculture<br>South: R-1 Single Family Residential<br>West: G-I General Industrial |

The Ball Horticultural property consists of two lots zoned General-Industrial. Development would occur on the 8-acre lot that comprises the southern portion of the Ball Horticultural property. No development would occur on the 26.32-acre northern portion of the property.




## Zoning Conformity

Staff has reviewed the request's conformity to zoning requirements and standards and notes no inconsistencies with zoning requirements.

## CEQA Review

The project is exempt from CEQA pursuant to Section 15301(e)(2). This section of the CEQA Guidelines states that a project is exempt if:

*...additions to existing structures will not result in an increase of more than 10,000 square feet, if:*

*1) the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and*

*2) the area in which the project is located is not environmentally sensitive.*

The request is for a Design Review Permit for an addition to an existing agricultural industrial building. The proposed additions are approximately 7,500 square feet, and the project is in an area served by City services and facilities. The project is also consistent with development intensity standards in the City's General Plan and Zoning Ordinance. No unusual circumstances exist that would present any potentially significant environmental impacts, and the site of the project is not environmentally sensitive. The scope of the Planning Commission's review is aesthetic considerations, with such review ensuring that significant aesthetic impacts do not result.

**Planning Commission Consideration**

The DRP process is set forth in Chapter 18.73 of the City's Zoning Code. Item 2 of the list in Section 18.73.010, part (b) requires a DRP for:

> *All new structures fronting a public street or visible from a public street on properties zoned General Industrial, Industrial Commercial, Light Industrial, or similar zoning.*

The Components of Review and Findings required for approval of a DRP are noted in Sections 18.73.090 and 18.73.100. In considering a DRP, the Planning Commission may approve as submitted, approve with conditions of approval, or provide direction to the applicant on recommended changes and continue the item to a future meeting of the Commission.

For this specific request, staff does not note any inconsistencies with zoning or any project components that conflict with the findings for approval, but many of these findings involve aesthetic considerations that are subjective and should be evaluated by the Commission.

Notice of the pending DRP was posted on-site and notices were mailed to all property owners within a 300-foot radius, as required by Section 18.73.070.

**Next Steps**

Should the Commission approve or conditionally approve the DRP, staff would verify that the project meets all Zoning Code requirements, and if so, issue the Zoning Clearance. The applicant would also need to obtain building permits from the Building and Fire Department.

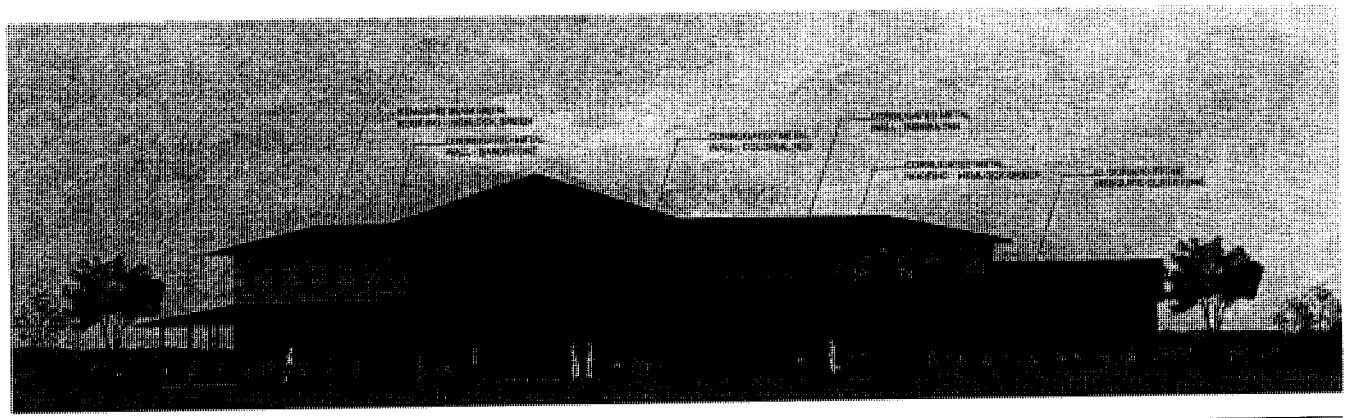
**Attachments**

1. Plan Set
2. Site Photos
3. Parking Demand Study

**AGENDA ITEM:**

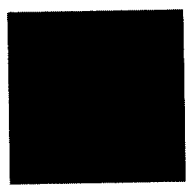
# ATTACHMENT 1

## Exhibit 1 Color Elevations

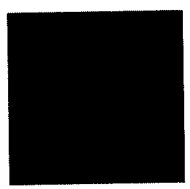


ADMINISTRATIVE BUILDING

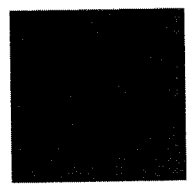
SCALE 1/8" = 1'-0"



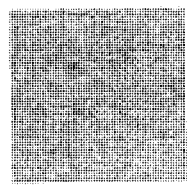
METAL ROOFING
-HEMLOCK GREEN



CORRUGATED METAL SIDING
-COLONIAL RED

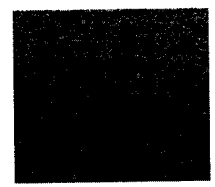


CORRUGATED METAL SIDING
-SIERRA TAN

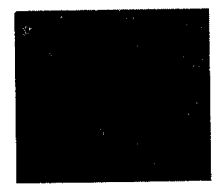


CORRUGATED METAL SIDING
-SANDSTONE

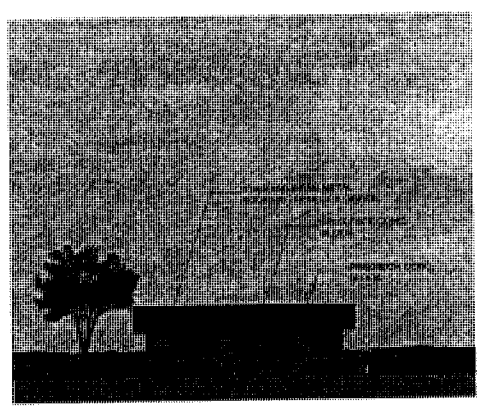
EL DORADO STONE
-MESQUITE CLIFFSTONE



CONCRETE PRECISION BLOCK
-TAN



CONCRETE SPLIT FACE BLOCK
-RED



FIELD RESTROOMS

SCALE 1/8" = 1'-0"

FIELD RESTROOMS

SCALE 1/8" = 1'-0"

GUADALUPE, CA

# BALL HORTICULTURAL FACILITY

HARRIS
Architecture & Design
151 West Branch Street; Suite E Arroyo Grande, CA 93420 (805) 574-1550

SCALE 1/8"=1'-0"

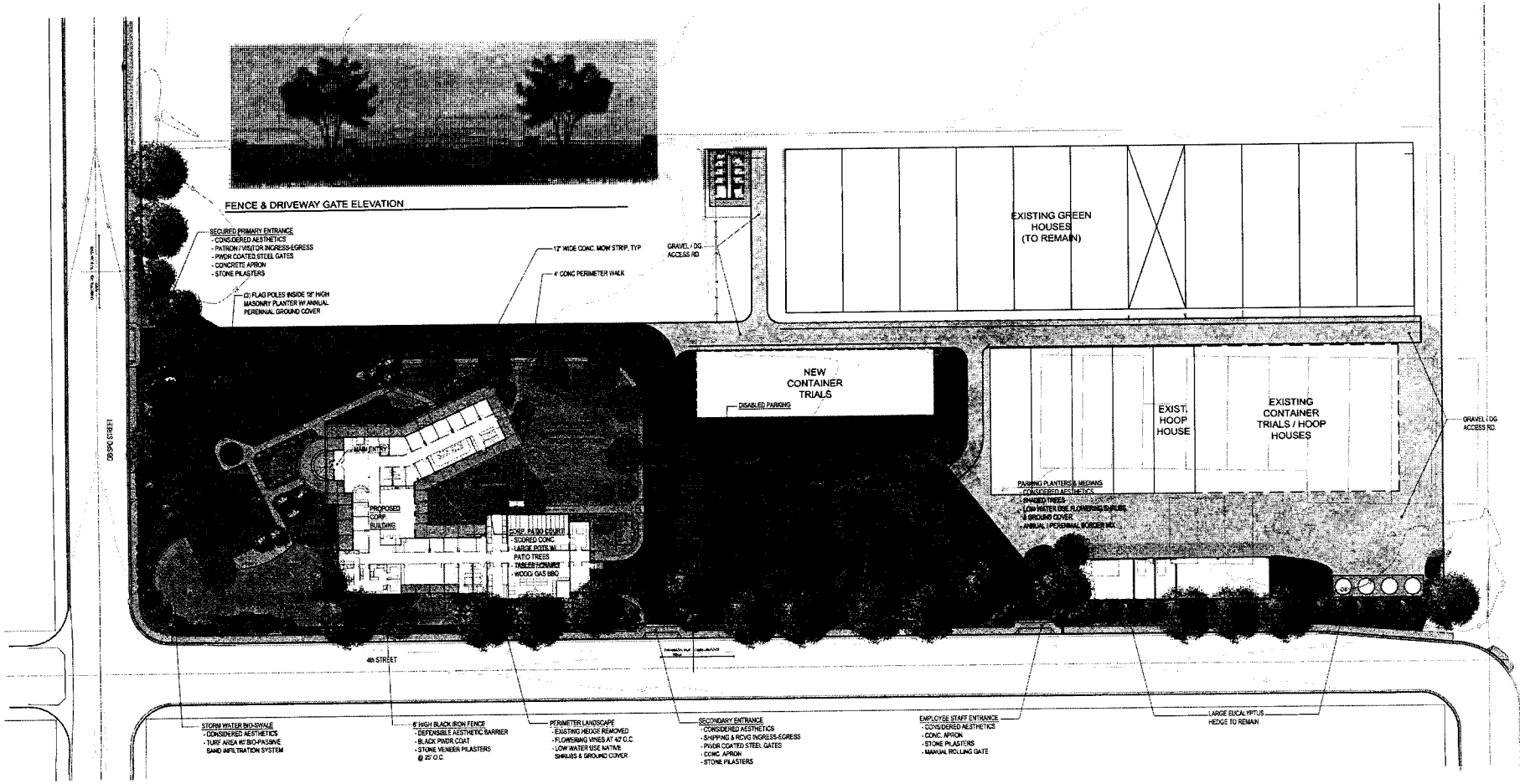
02.25.2011

# ATTACHMENT 1

## Exhibit 2 Landscape Plan

# BALL HORTICULTURAL FACILITY

GUADALUPE, CA




CONCEPTUAL LANDSCAPE PLAN

SCALE 1" = 30'-0"

## PLANT LEGEND

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QUANTITY | REMARKS |
|---|---|---|---|---|---|
| TREES: | | | | | |
| | AGONIS f. 'burgundy' | Peppermint Tree | 15 Gal. | 11 | Evergreen Architectural Accent Tree |
| | BRAHEA edulis | Guadalupe Palm | 15 Gal. | 5 | Architectural Palm Accent at Raised Planters |
| | CERCIS canadensis | Eastern Redbud | 15 Gal. | 18 | Deciduous Flower Accent at Entries |
| | CHAMAEROPS humilis | Mediterranean Fan Palm | 15 Gal. | 1 | Architectural Accent at Flag Planter |
| | CUPANIOPSIS anacardioides | Carrotwood | 15 Gal. | 3 | Arch. Accent/ Shade at Primary Entrance |
| | EUCALYPTUS leucoxylon 'Rosea' | White Ironbark | 15 Gal. | 7 | Evergreen Flowering Accent at Entries |
| | PISTACIA chinensis | Chinese Pistache | 15 Gal. | 13 | Deciduous Fall Color Street Tree/ Shade |
| | PLATANUS acerifolia | London Plane Tree | 15 Gal. | 16 | Semi-Deciduous Shade Tree at Open Space and Parking |
| | PYRUS c. 'Redspire' | Ornamental Pear | 15 Gal. | 6 | Deciduous Flowering Formal Accent Tree/ Shade |
| | RHAPIOLEPIS i. 'Majestic Beauty' | Indian Hawthorn | 15 Gal. | 6 | Architectural Patio Accent at Planter Pots |
| | ULMUS parvifolia 'True Green' | Chinese Elm | 15 Gal. | 5 | Evergreen Parking Shade Tree |

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QUANTITY | REMARKS |
|---|---|---|---|---|---|
| SHRUBS/ GROUND COVER: | | | | | |
| | ABELIA c. 'Kaleidoscope' | Acacia | 5 Gal. | 50 | Evergreen Flowering Streetscape Shrub at Fence |
| | BUDDLEJA h. 'peach Cobbler' | Nectar Bush | 5 Gal. | 6 | Flowering Mass Accent at Primary Entry Median |
| | ESCALLONIA f. 'Pink Whisper' | Compact Escallonia | 5 Gal. | 18 | Evergreen Streetscape Shrub at Fence |
| | EUONYMUS j. 'Golden Flash' | Euonymus | 5 Gal. | 21 | Evergreen Streetscape Shrub at Fence |
| | GREVILLEA THELEMANNIANA | Hummingbird Bush | 5 Gal. | 45 | Evergreen Flowering Streetscape Shrub at Fence |
| | PHORMIUM t. 'Jester' | New Zealand Flax | 5 Gal. | 24 | Evergreen Flowering Textural Screen at Entries |
| | SALIX l. 'Flamingo' | Dwarf Willow | 5 Gal. | 8 | Deciduous Garden Accent |
| GROUND COVER: | | | | | |
| | ACACIA c. 'Coastal' | Acacia | 1 Gal. | | Entry Accent & Main Court Bedding Plants |
| | CISTIMATIS g. 'Southern Cross' | Cistimatis | 1 Gal. | | |
| | ZAUSCHNERIA californica | California Fuchsia | 1 Gal. | | |
| | VIBURNUM T. 'Shades of Pink' | Viburnum | 1 Gal. | | Building Foundation / Planter Beds / Medians |
| | WEIGELA h. 'Market Pink' | Weigela | 1 Gal. | | |
| | CAMELIA j. 'Curly Lady' | Camelia | 1 Gal. | | |
| | RHAPIOLEPIS i. 'Rose Pink' | Indian Hawthorn | 1 Gal. | | |

## PROJECT DESCRIPTION

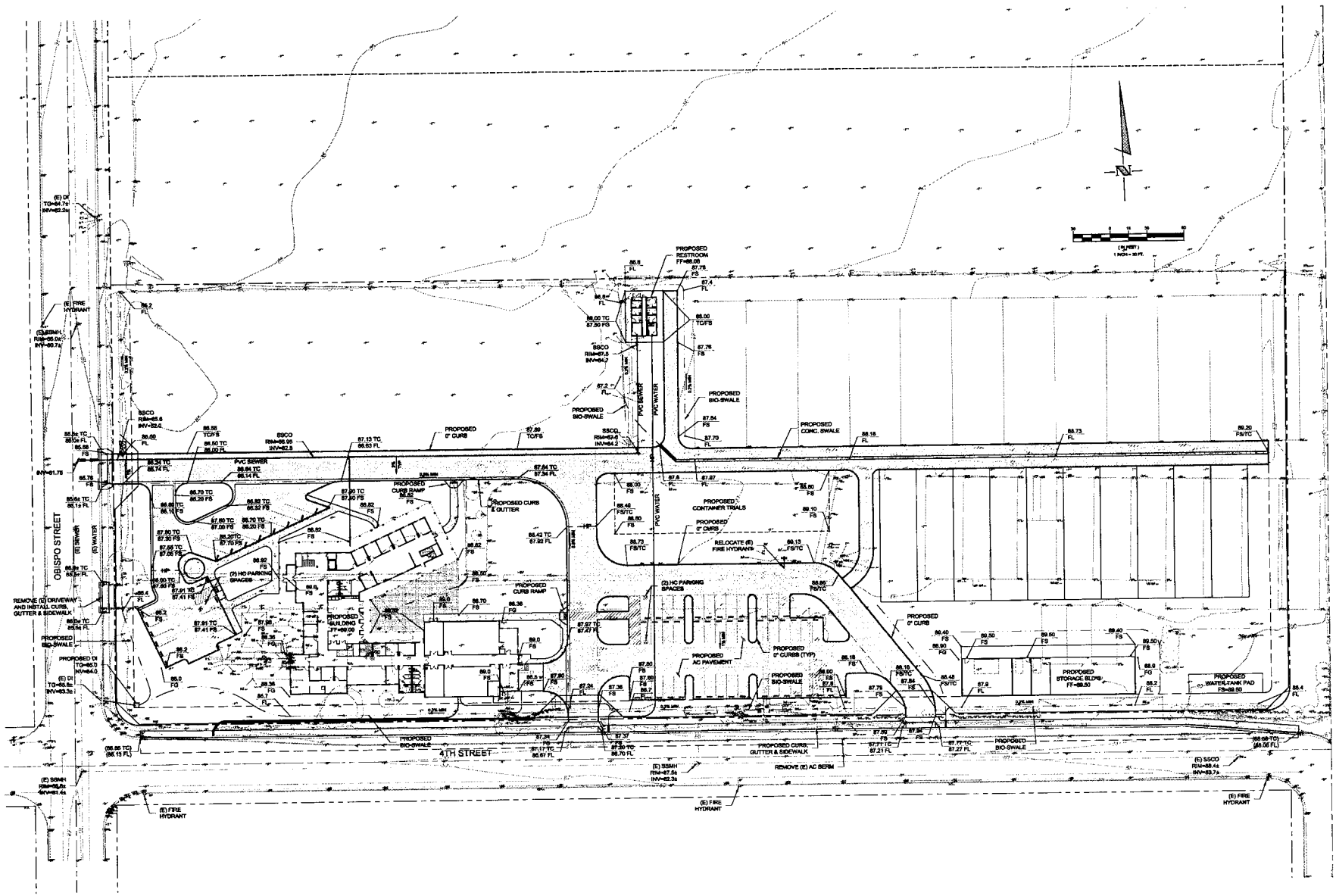
| | |
|---|---|
| A.P.N.<br>ADDRESS | 115-140-014<br>400 Obispo Street<br>Guadalupe, CA 93434 |
| LOT AREA | 34.33 Acres |
| AG AREA | 27 Acres |
| NON-AG | 6.5 Acres |
| EXISTING GREENHOUSE TO REMAIN | 55,984 S.F. |
| PROPOSED NEW BUILDING | 20,250 S.F (1.6% of NON-AG AREA) |
| PROPOSED PAVING, DRIVEWAY & PARKING | 54,582 S.F. |
| PROPOSED LANDSCAPE | 32,624 SF (11% of NON-AG) |
| SHADED AREA | |
| SHADED TREE AREA | 43,084 sf/ 54,582 = 78% of PAVED AREA |
| PARKING | 64 STALLS |


HARRIS Architecture & Design
151 West Branch Street, Suite E Arroyo Grande, CA 93420 (805) 574-1550


05.16.2011

# ATTACHMENT 1

## Exhibit 3 Site Plan




ABOVE GRADE ENGINEERING

ENGINEER OF RECORD

DATE:

HARRIS Architecture & Design
151 West Branch Street, Suite E, Arroyo Grande, CA 93420 (805) 574-1550

REVISIONS

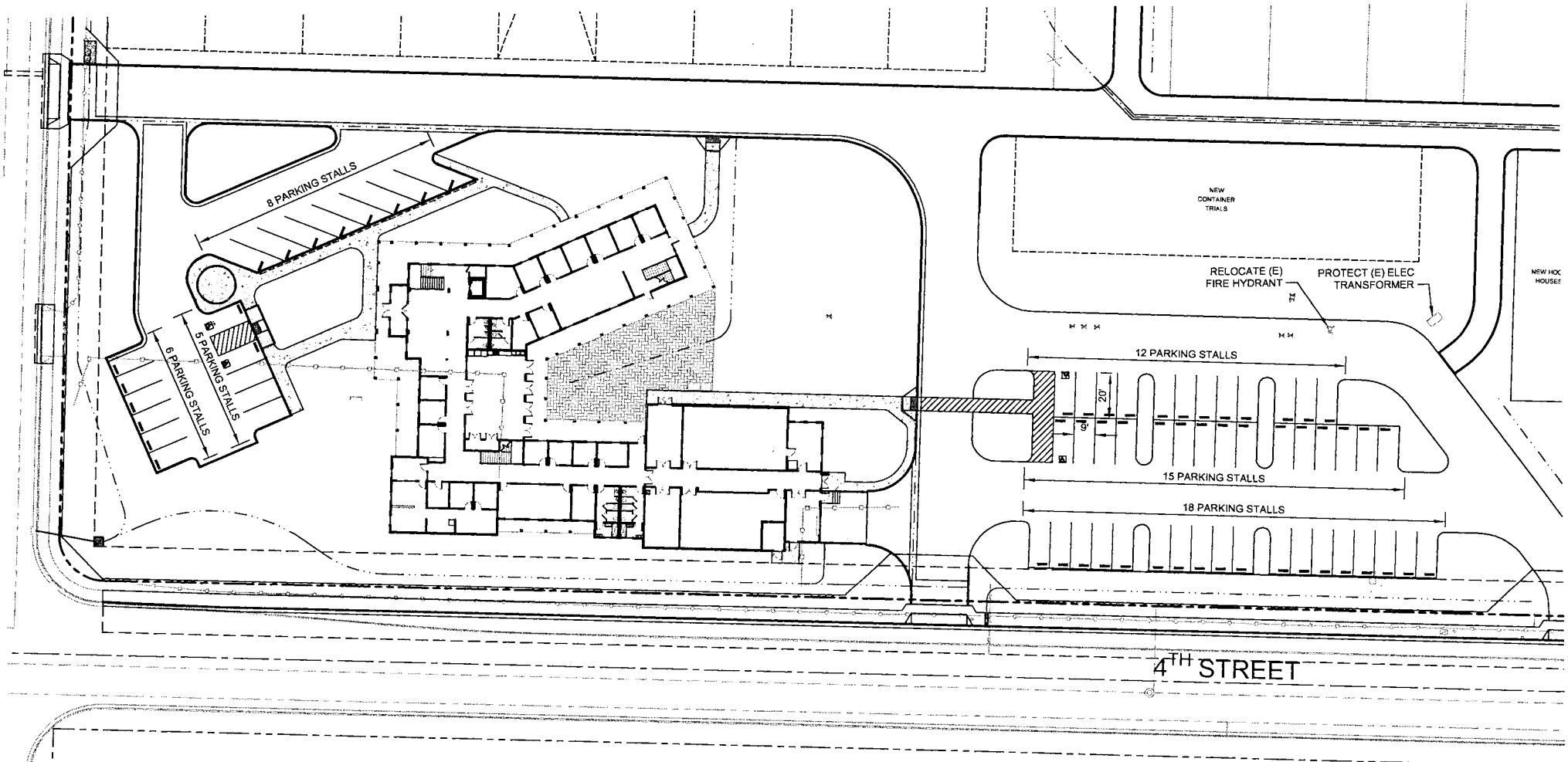
PROJECT TITLE
BALL HORTICULTURAL COMPANY
PRELIMINARY GRADING & UTILITY PLAN
NOT FOR CONSTRUCTION
APN# 115-140-014

DRAWN BY: DB
May 11, 2011
CHECKED: BB
PROJECT NO.: 10008

C-1

# ATTACHMENT 1

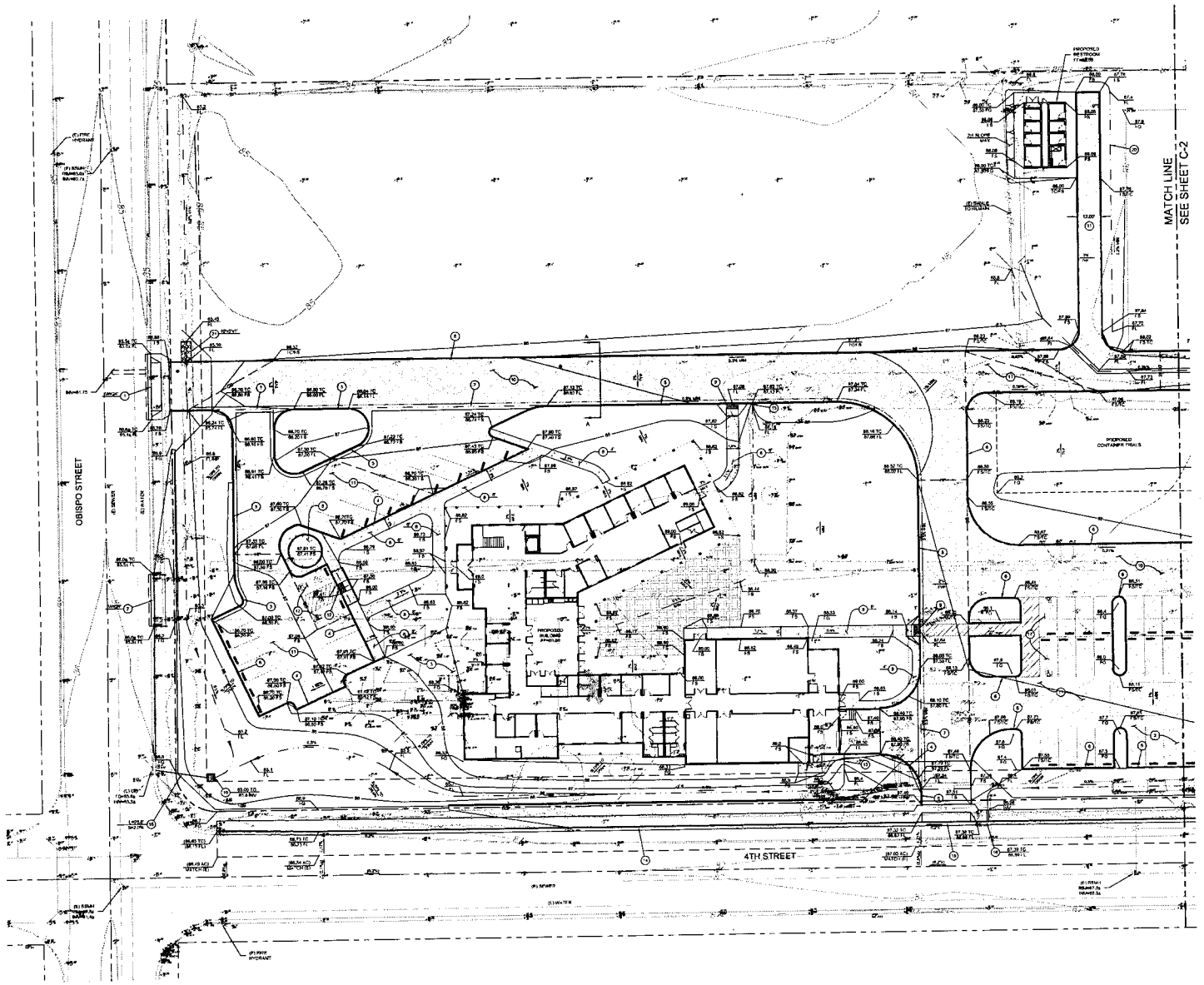
## Exhibit 4 Parking Plan




BALL HORTICULTURE
PARKING EXHIBIT
1"=40'

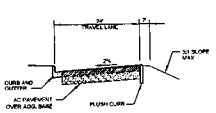
# ATTACHMENT 1

## Exhibit 5 Grading and Drainage




## SPECIFIC CONSTRUCTION NOTES

1. SAW CUT EXISTING CURB AND GUTTER, SIDEWALK, AND A.C. PAVING AND DEMOLISH EXISTING TO CONSTRUCT NEW DRIVEWAY APRON, INSTALL NEW DRIVEWAY APRON PER CITY OF GUADALUPE, STANDARD DETAIL RD-12.
2. SAW CUT EXISTING CURB AND GUTTER, SIDEWALK, AND A.C. PAVING AND DEMOLISH EXISTING DRIVEWAY APRON. INSTALL NEW CURB AND GUTTER, AND SIDEWALK PER CITY OF GUADALUPE STANDARD DETAIL RD-11, INSTALL A.C. PAVING PATCH TO MATCH EXISTING PAVING SECTION.
3. EXISTING BUILDING AND SURROUNDING IMPROVEMENTS TO BE DEMOLISHED ENTIRELY, SEE ARCHITECTS PROJECT DEMOLITION PLANS.
4. CONSTRUCT 6" CONCRETE CURB PER DETAIL "B" ON SHEET C-6.
5. CONSTRUCT 6" CONCRETE CURB WITH 18" GUTTER PER DETAIL "A" ON SHEET C-6.
6. CONSTRUCT 6" CONCRETE FLUSH CURB PER DETAIL "C" ON SHEET C-6.
7. CONSTRUCT CONCRETE VAN DPW GUTTER PER DETAIL "D" ON SHEET C-6.
8. CONSTRUCT CONCRETE FLATWORK PER DETAIL "D" ON SHEET C-6. SEE PLAN NOTE FOR FLATWORK WIDTH.
9. CONSTRUCT CONCRETE DISABLED ACCESS RAMP, CASE A, PER DETAIL "F" ON SHEET C-6.
10. CONSTRUCT HEAVY ASPHALT CONCRETE (A.C.) DRIVEWAY PER PAVEMENT SECTION "F" ON SHEET C-6. SEE PLAN NOTE FOR A.C. DRIVEWAY WIDTH AND CROSS SLOPE.
11. CONSTRUCT LIGHT ASPHALT CONCRETE (A.C.) DRIVEWAY PER PAVEMENT SECTION "C" ON SHEET C-6. SEE PLAN NOTE FOR A.C. DRIVEWAY WIDTH AND CROSS SLOPE.
12. CONSTRUCT CONCRETE DISABLED ACCESS RAMP, CASE C, PER DETAIL "F" ON SHEET C-6. SEE ARCHITECTS SITE PLAN FOR ADDITIONAL DISABLED ACCESS REQUIREMENTS.
13. CONSTRUCT UNDERSIDEWALK DRAIN - 4" C.S. PIPE AT 2% TYPICAL SLOPE.
14. INSTALL NEW CURB AND GUTTER, AND SIDEWALK PER CITY OF GUADALUPE STANDARD DETAIL RD-11.
15. INSTALL NEW DRIVEWAY PER CITY OF GUADALUPE STANDARD DETAIL RD-12.
16. INSTALL NEW SIDEWALK UNDER DRAIN PER CITY OF GUADALUPE STANDARD DETAIL RD-12.
17. PROVIDE DESIGNATED ACCESS PARKING PER DETAIL "J" ON SHEET C-6. SEE ARCHITECTS SITE PLAN FOR ADDITIONAL PARKING ACCESS REQUIREMENTS.
18. INSTALL 18" NEW STORM DRAIN AND CONNECT TO EXISTING STORM DRAIN CATCH BASIN, 2% MIN.
19. INSTALL 24"x24" STORM DRAIN CATCH BASIN PER DETAIL "K" ON SHEET C-6.
20. CONSTRUCT CARTWEIGHT SWALE PER DETAIL "H" ON SHEET C-6. SEE PLAN FOR PLAN FLOW INFO. SLOPE, SHARP ATTACHED AREA TO SLOPE TO SWALE.
21. CONSTRUCT ROCK RIP RAP ENTRYWAY DISSIPATOR PER DETAIL "I" ON SHEET C-6.




SECTION A-A
NTS

## APPROXIMATE EARTHWORK INFORMATION:

| | |
|---|---|
| CUT | 5,900 CY |
| FILL | 6,100 CY |
| NET | 200 CY FILL |
| MAX DEPTH OF CUT | 5 FT |
| MAX DEPTH OF FILL | 1 FT |
| AREA OF DISTURBANCE | 4 AC |

NOTE: THE EARTHWORK QUANTITIES SHOWN ARE FOR BONDING AND PERMITTING PURPOSES ONLY AND ARE CALCULATED FROM APPROXIMATE SUBGRADE TO LIMITING RIM ATC. THE QUANTITIES DO NOT TAKE OFF-SITE FACTORS INTO ACCOUNT, INCLUDING BUT NOT LIMITED TO SUBGRADE, AREA OF OVEREXCAVATION AND BUILDING OUT AND EXPANSION OF THE SOIL. IT IS CONTRACTOR'S RESPONSIBILITY FOR CALCULATING EARTHWORK QUANTITIES FOR BIDDING AND CONSTRUCTION PURPOSES.

ABOVE GRADE ENGINEERING
770 Chet Dorr, Suite A
San San Obispo, Ca 93401
Phone: (805) 543-2750
Fax: (805) 543-2751
CIVIL ENGINEER OR PROPOS:
DATE:

HARRIS Architecture & Design
151 West Branch Street, Suite E, Arroyo Grande, CA 93420 (805) 574-1550

REVISIONS
1
2
3
4

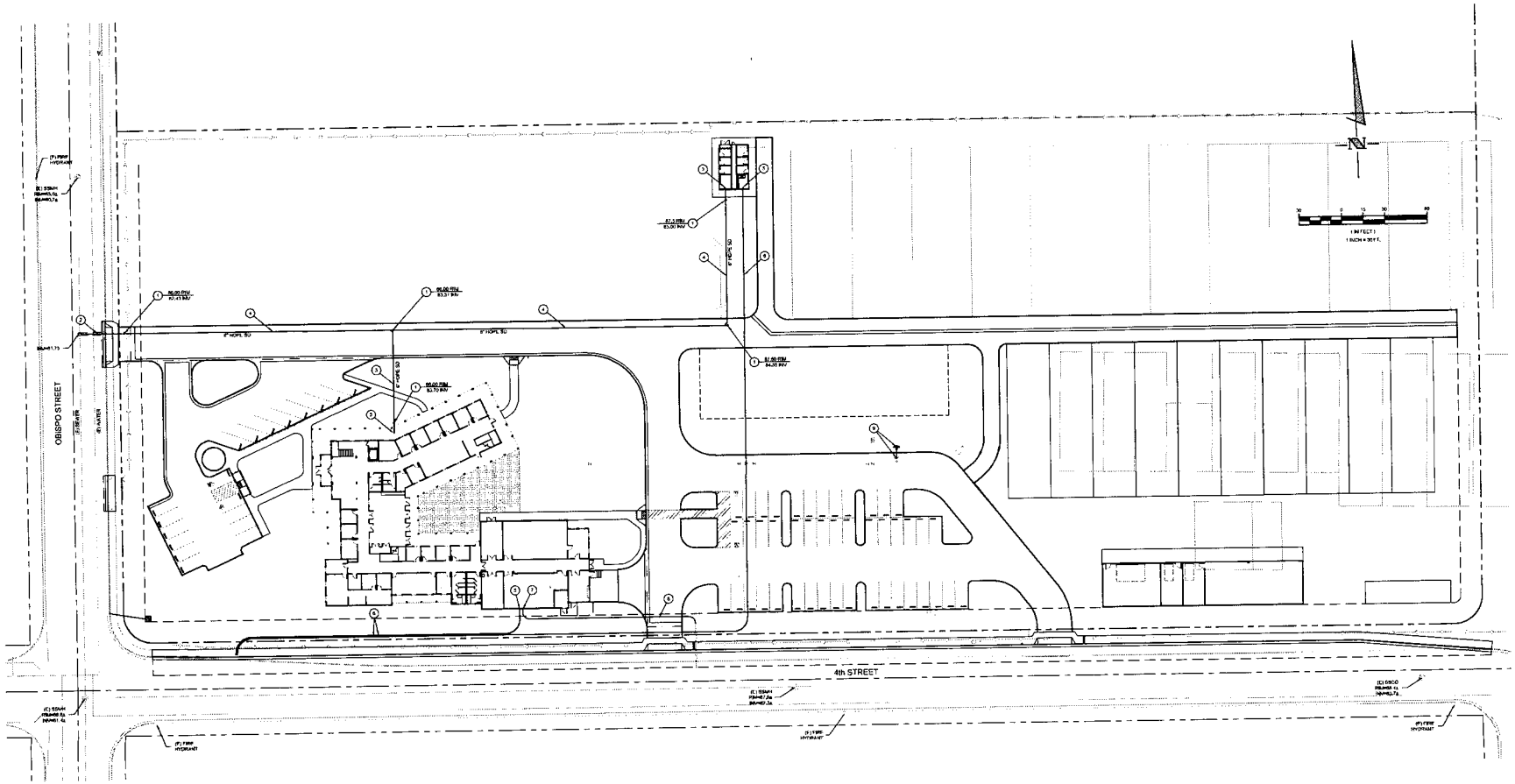
PROJECT TITLE
# BALL HORTICULTURAL COMPANY
## GRADING & DRAINAGE PLAN
APN# 115-160-014
NOT FOR CONSTRUCTION

DRAWN BY: DR
July 17, 2011
CHECKED: SS
PROJECT NO.: 10006

C-1

# ATTACHMENT 1

## Exhibit 6 Utilities




## SPECIFIC CONSTRUCTION NOTES

1. INSTALL 6" SEWER CLEANOUT PER CITY OF GUADALUPE STANDARD SS-12L.
2. INSTALL 6" SEWER LATERAL PER CITY OF GUADALUPE STANDARD SS-14a.
3. INSTALL 4" SEWER SERVICE TO BUILDING. COORDINATE WITH ARCHITECTURAL & PLUMBING PLANS PRIOR TO CONSTRUCTION.
4. INSTALL 8" SDR35 PVC C900 SEWER MAIN PIPE. PROVIDE 30" MINIMUM COVER OVER PIPE WITH 0.3% MINIMUM SLOPE.
5. INSTALL 2" WATER SERVICE TO BUILDING. COORDINATE WITH ARCHITECTURAL & PLUMBING PLANS PRIOR TO CONSTRUCTION.
6. INSTALL 2" PVC WATER PIPE. PROVIDE 30" MINIMUM COVER OVER PIPE.
7. INSTALL GAS SERVICE TO BUILDING. COORDINATE WITH ARCHITECTURAL & PLUMBING PLANS PRIOR TO CONSTRUCTION.
8. COORDINATE ELE SERVICE LINE WITH ARCHITECTURAL & PLUMBING PLANS PRIOR TO CONSTRUCTION FOR SIZE. PROVIDE 30" MINIMUM COVER OVER PIPE.
9. RELOCATE (E) FIRE HYDRANT TO NEW LOCATION OUTSIDE OF PROPOSED PARKING LOT AND TRAVEL WAY.

DIGALERT
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1-800-422-4133
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT (USA) OF SOUTHERN CALIFORNIA

ABOVE GRADE ENGINEERING
770 Oak Street, Suite A
San Luis Obispo, CA 93401
Phone: (805) 545-0750
Fax: (805) 545-0756
CIVIL ENGINEERS

ENGINEER OF RECORD:

DATE:

HARRIS Architecture & Design
151 West Branch Street, Suite E Arroyo Grande, CA 93420 (805) 574-1550

REVISIONS
1
2
3
4

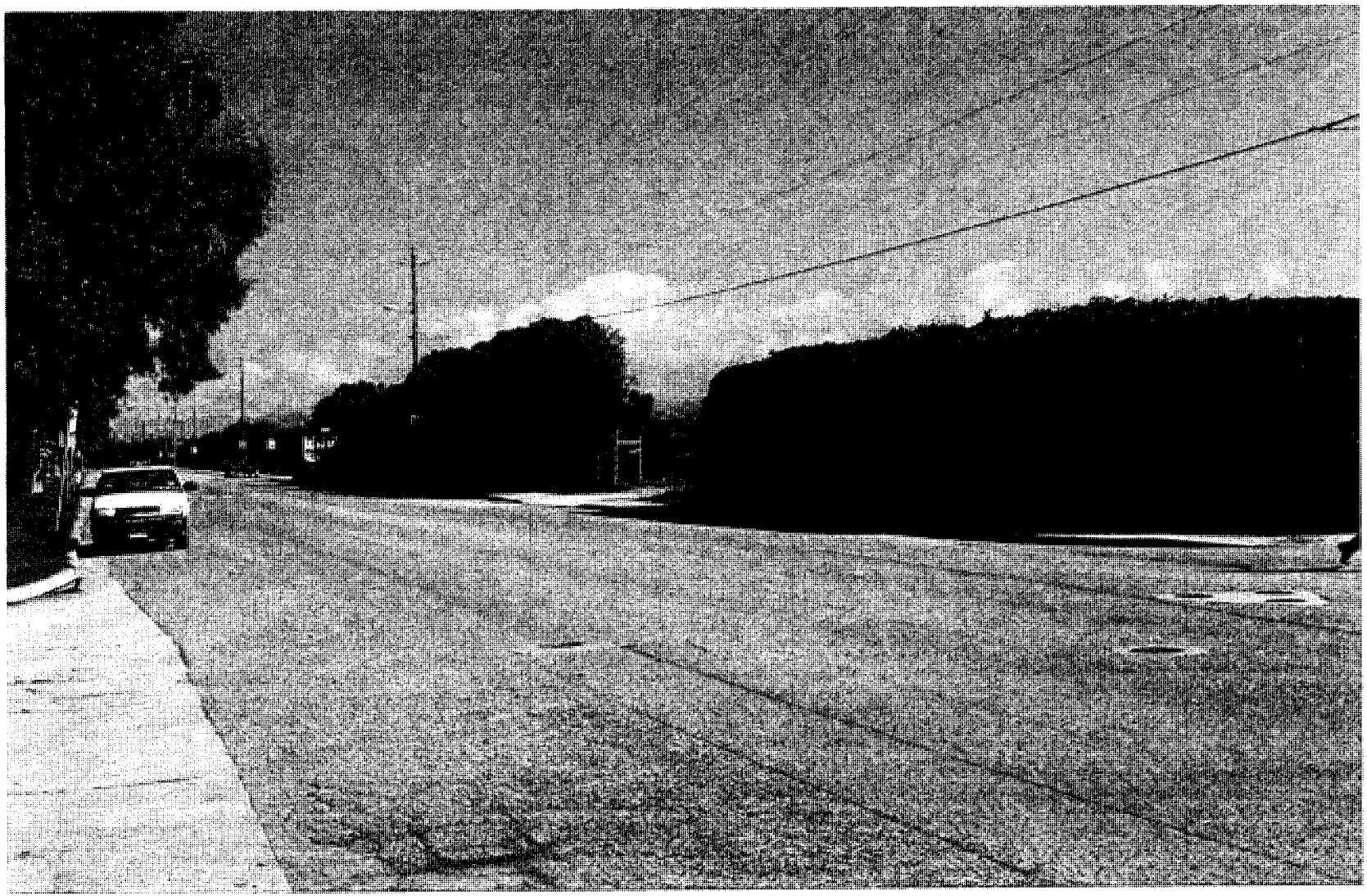
PROJECT TITLE
BALL HORTICULTURAL COMPANY
UTILITY PLAN
NOT FOR CONSTRUCTION
APN# 115-140-014

DRAWN BY: DB
May 17, 2011
CHECKED: SS
PROJECT NO.: 10008

C-3

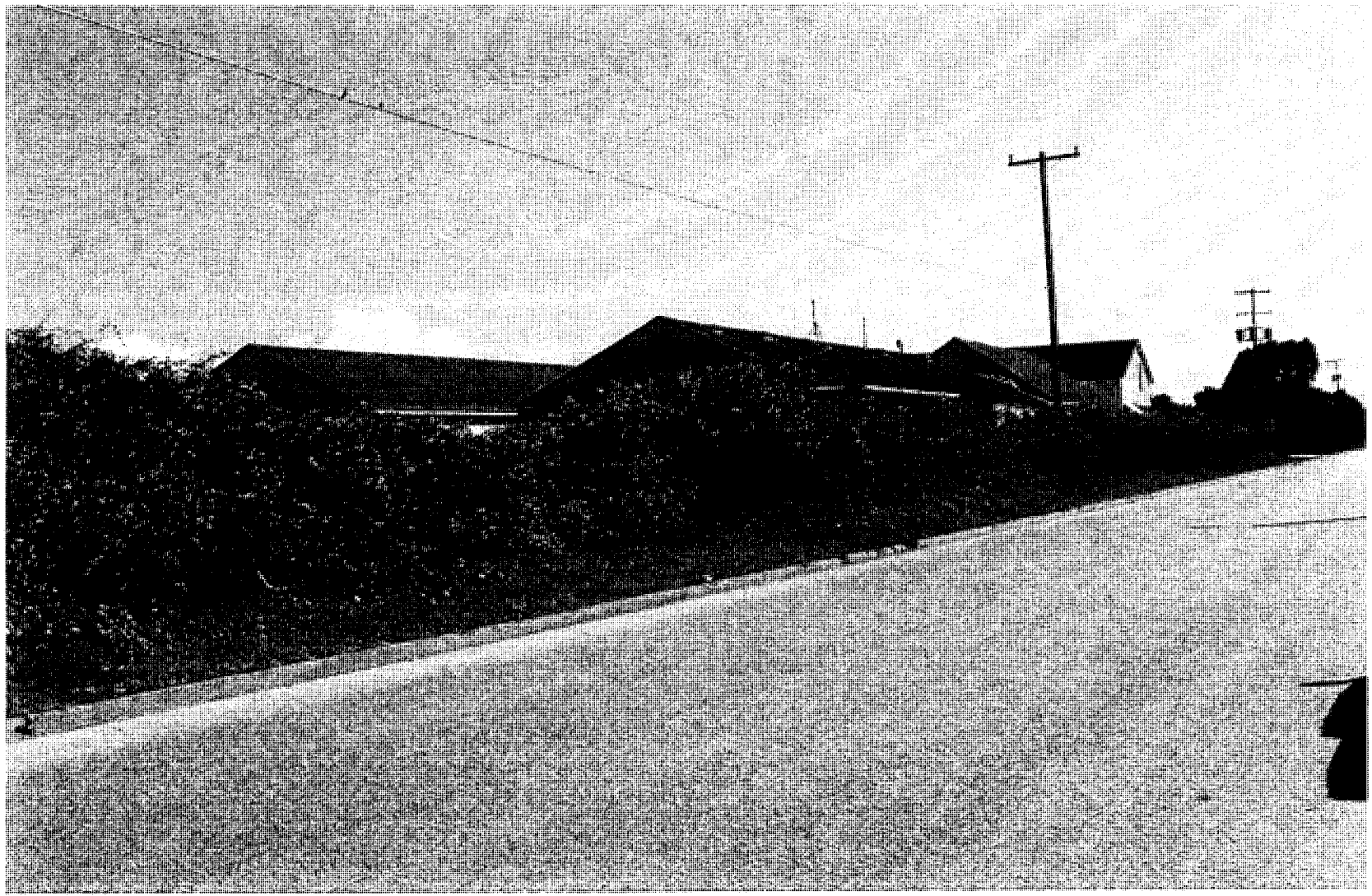
# ATTACHMENT 2

## Site Photos

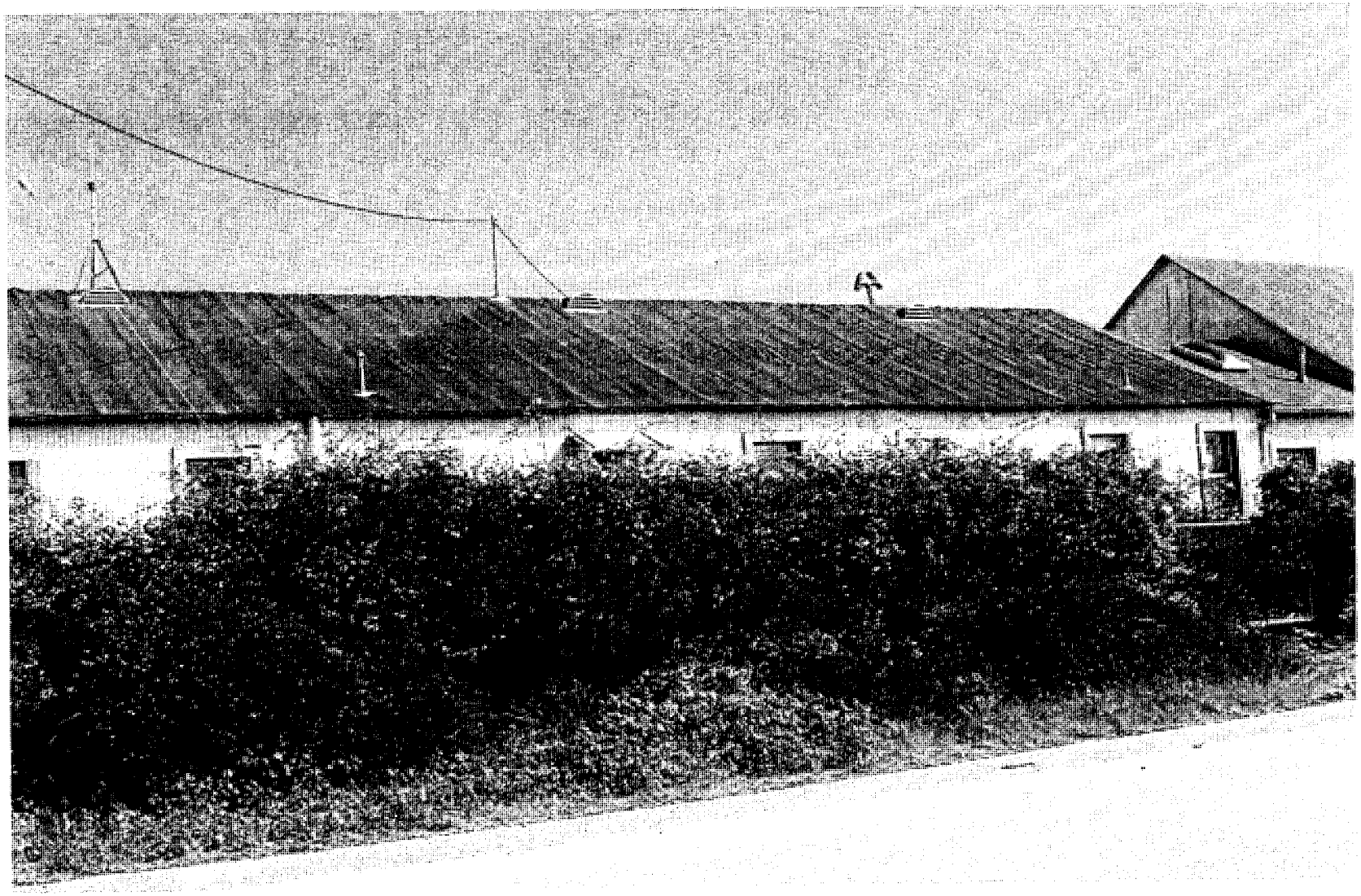


VIEW FROM CORNER OF 4TH AND OBISPO LOOKING NORTH

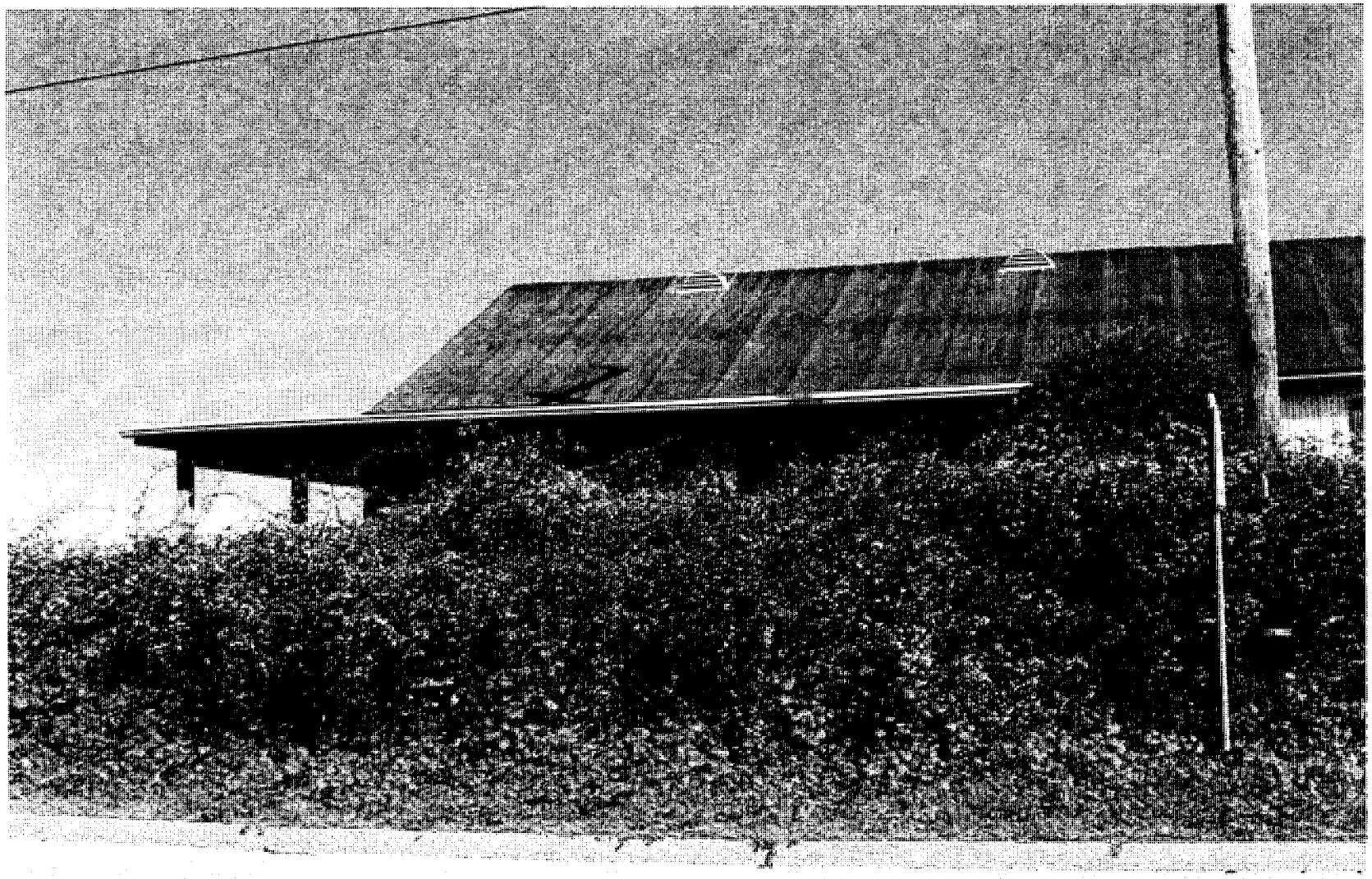
VIEW FROM 4TH STREET LOOKING EAST



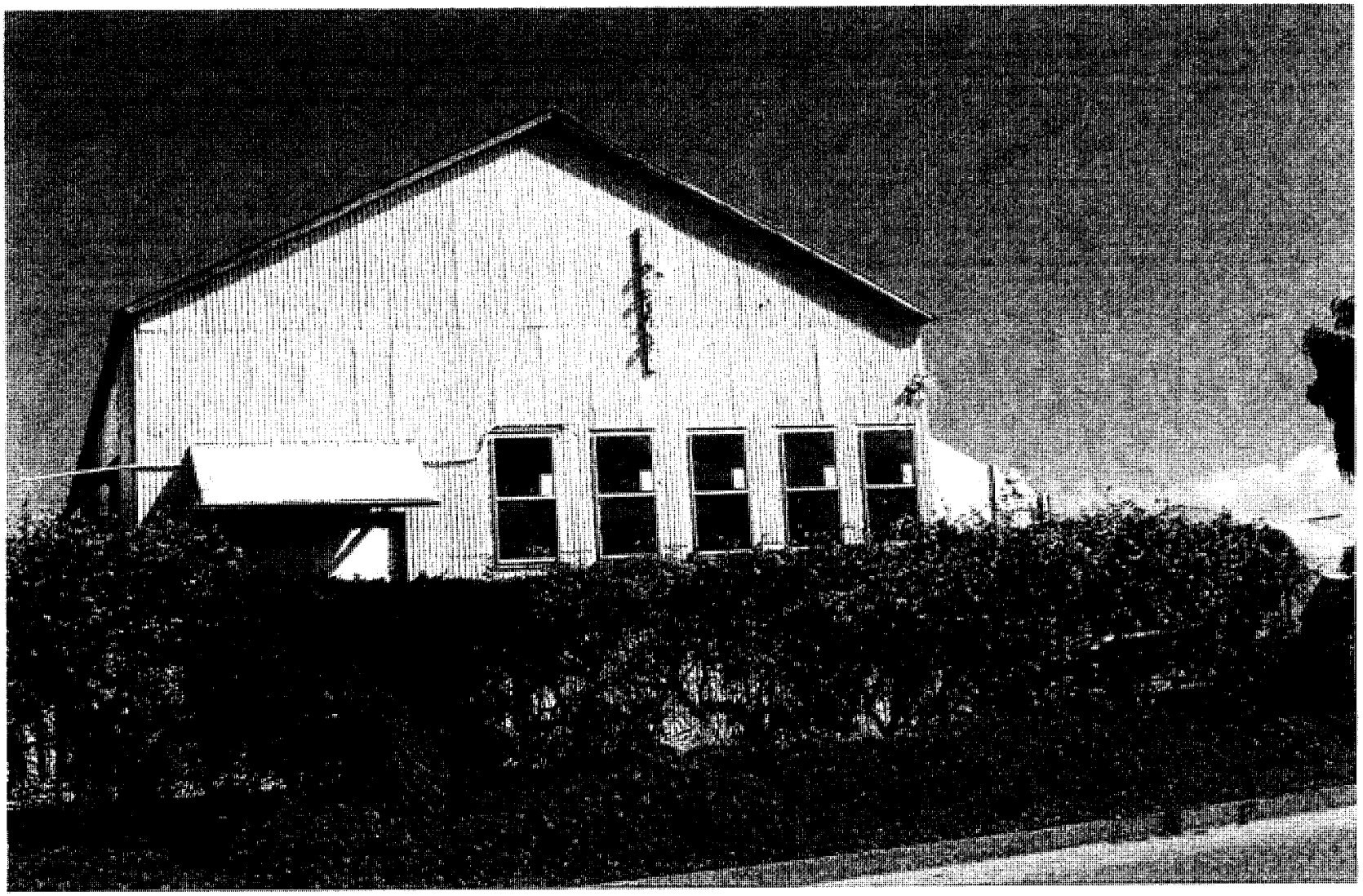
**VIEW FROM 4TH STREET LOOKING EAST AT THE EXISTING FACILITY**



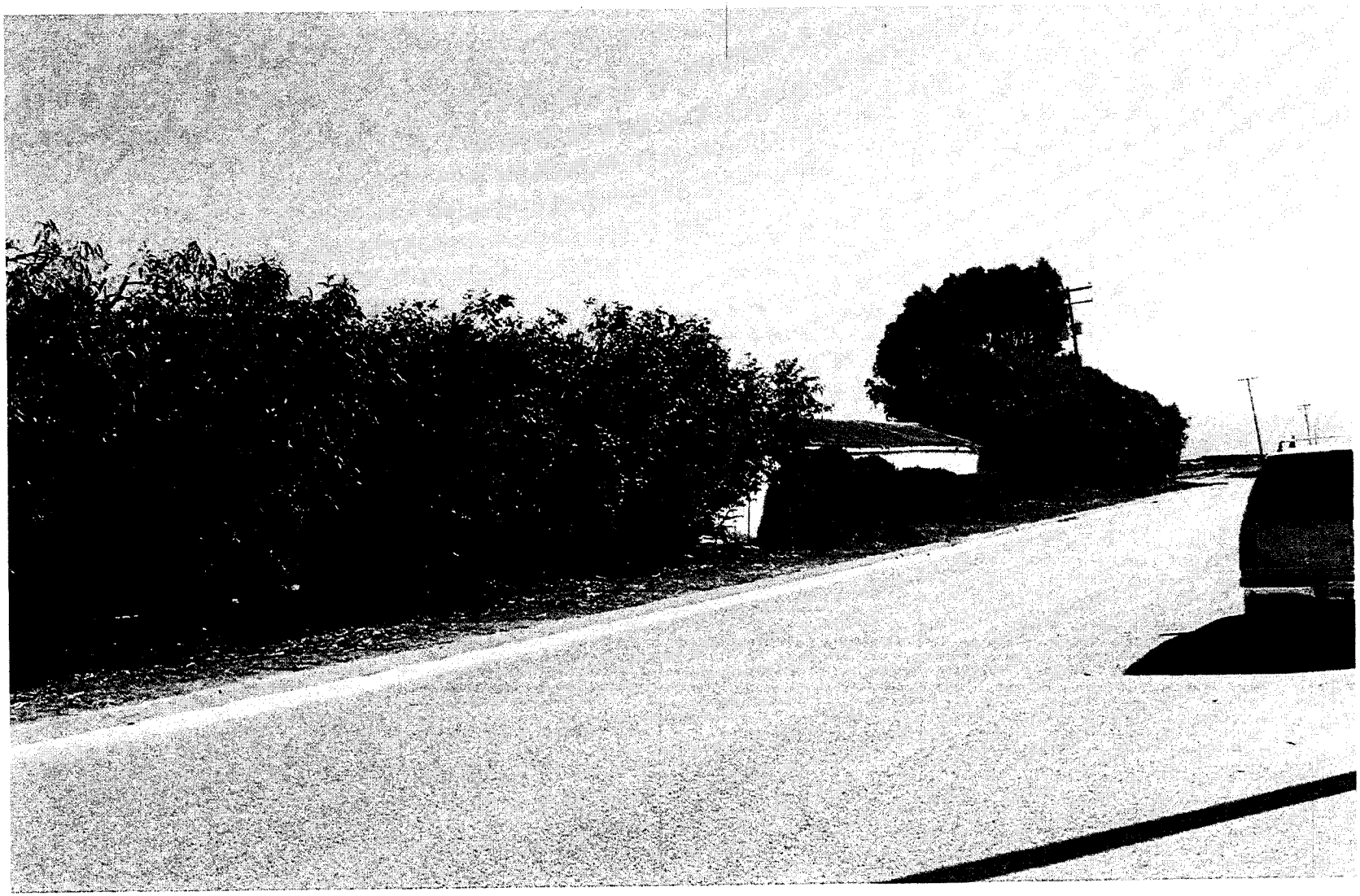
**VIEW FROM 4TH STREET LOOKING NORTH AT THE EXISTING FACILITY. HEDGE AND BUILDNG TO BE REMOVED**



**VIEW FROM 4TH STREET LOOKING NORTH AT THE EXISTING FACILITY. HEDGE AND BUILDNG TO BE REMOVED**

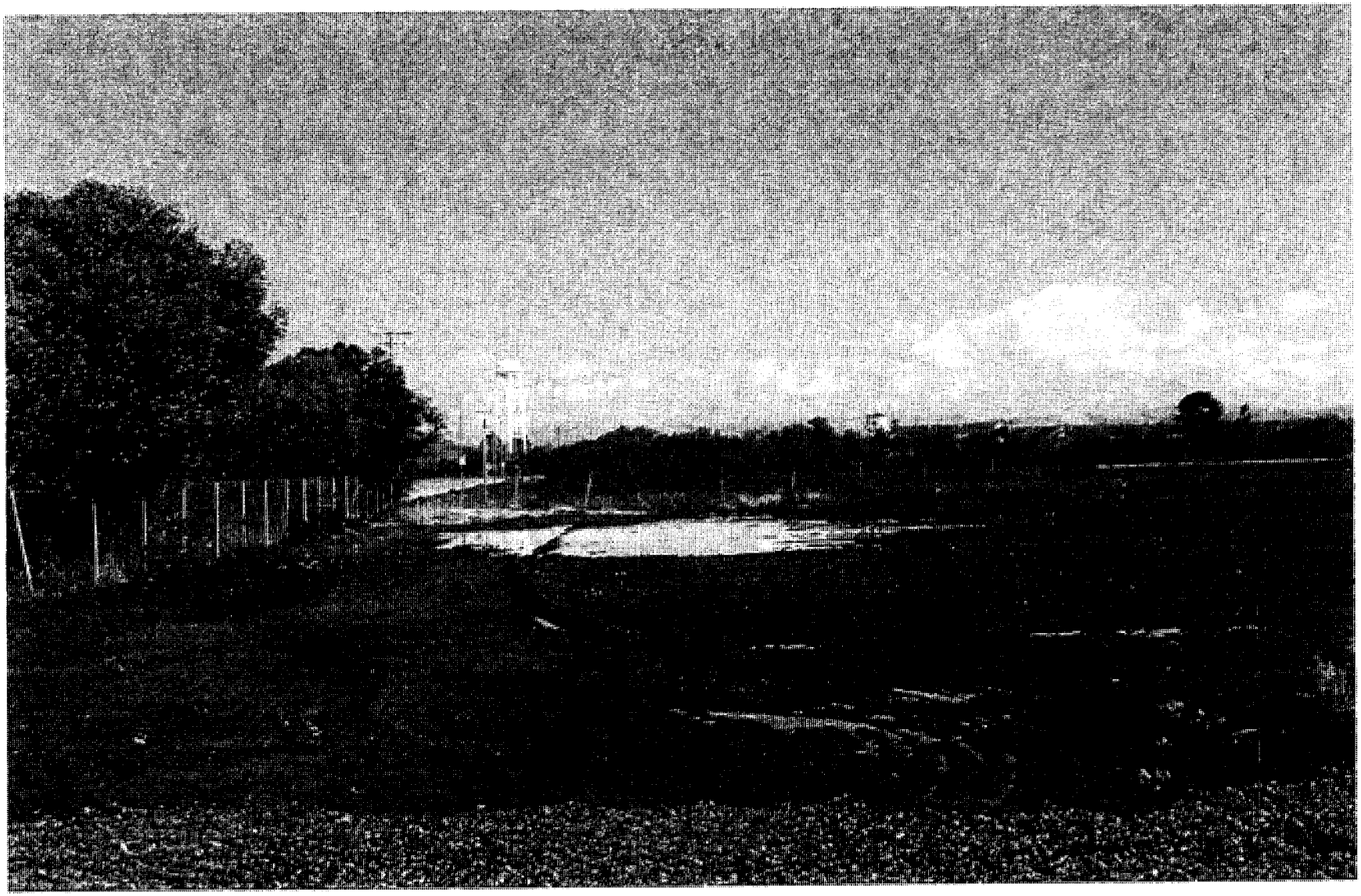


**VIEW FROM 4TH STREET LOOKING NORTH AT THE EXISTING FACILITY. HEDGE AND BUILDNG TO BE REMOVED**



VIEW FROM 4TH STREET LOOKING NORTHEAST AT THE EXISTING FACILITY. BUILDNG TO BE REMOVED

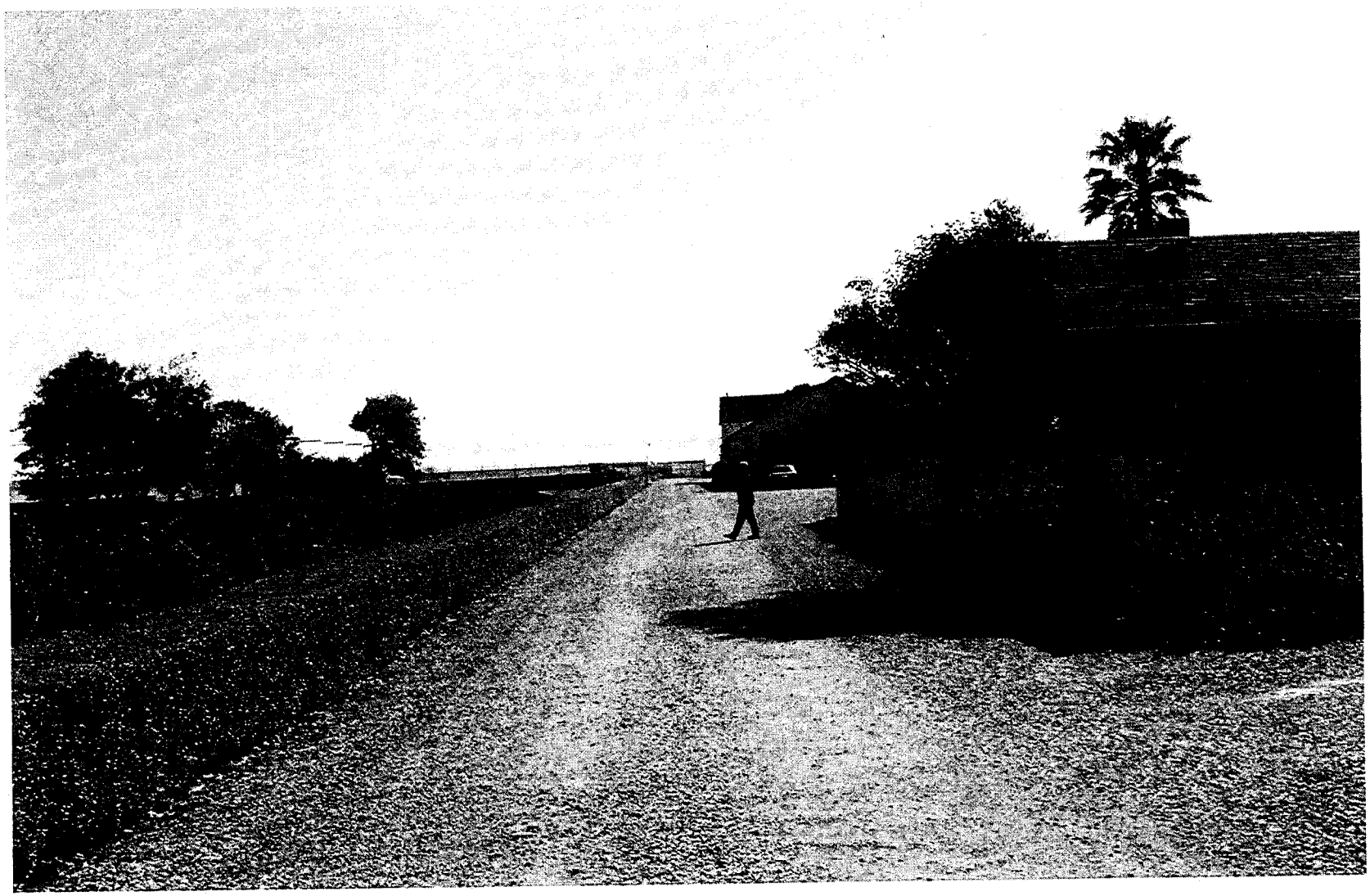
VIEW FROM 4TH STREET LOOKING NORTH EAST. HEDGE TO REMAIN TO SCREEN WATER STORAGE



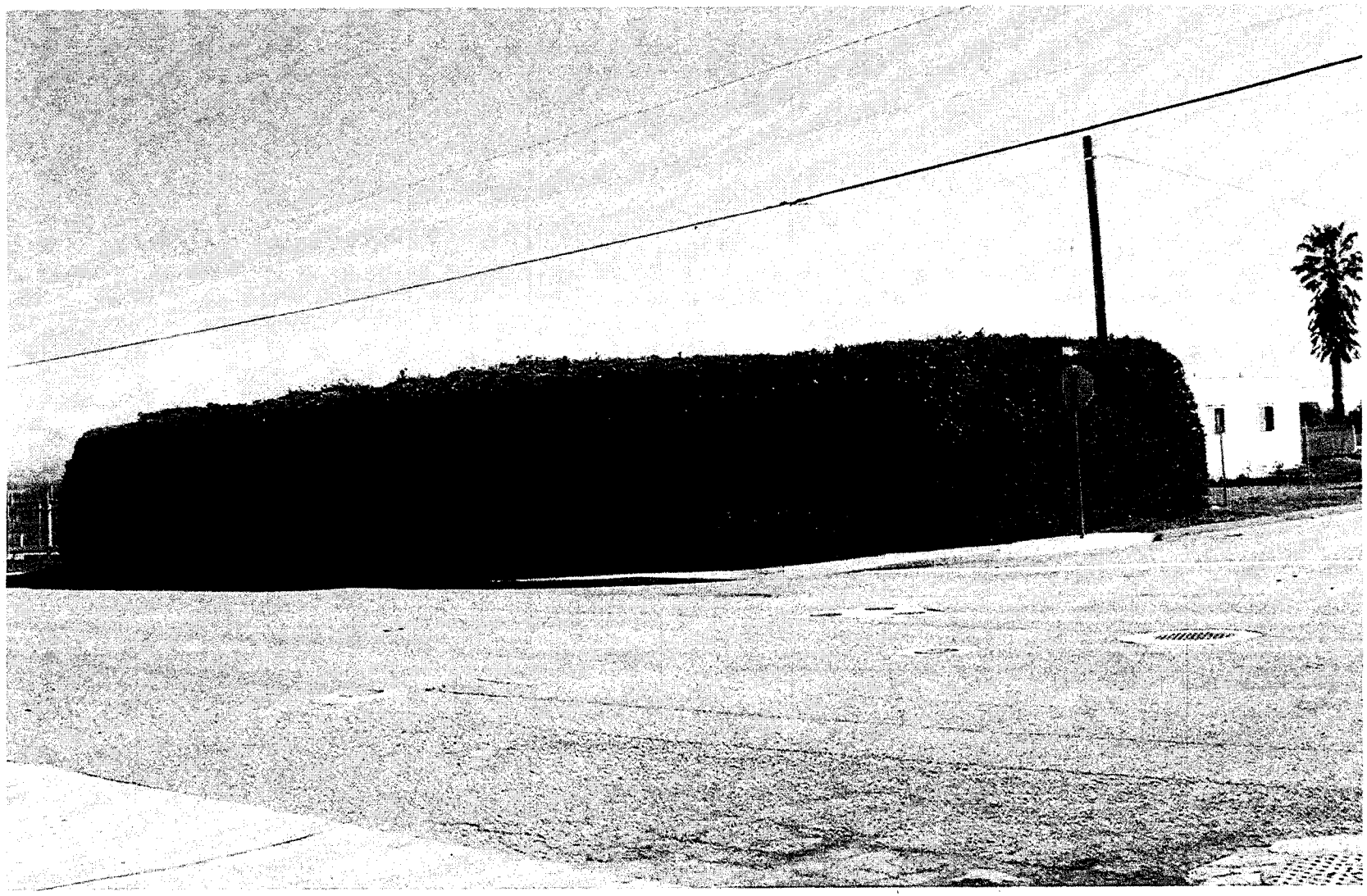
VIEW FROM EXISTING ENTRY LOOKING NORTH

VIEW FROM EXISTING ENTRY LOOKING NORTH-EAST

**VIEW FROM EXISTING ENTRY LOOKING NORTH-EAST**



VIEW FROM EXISTING ENTRY LOOKING EAST



VIEW FROM CORNER OF 4TH AND OBISPO LOOKING NORTHEAST; EXISTING HEDGE TO BE REMOVED

# ATTACHMENT 3

## Parking Demand Study

Orosz Engineering Group, Inc.

May 13, 2011

Kyle Harris
Principal Architect
Harris Architecture and Design
151West Branch Street, Suite E
Arroyo Grande, CA 93420

Subject: Parking Analysis for the Proposed Ball Seed Project; Guadalupe, California

Dear Mr. Harris:

Orosz Engineering Group, Inc. (OEG) is pleased to provide this letter report for the subject work. We have coordinated the study requirements to the best of our ability with the project team. The following report addresses an analysis of the anticipated parking demand for the project as well as an evaluation of the layout and design of the site parking plan.

Proposed Project

The Ball Horticultural Company - Research and Development Facility is proposing to update and improve the existing office/research and development building on the project site. The project site is located at the intersection of Obispo Street and 4th Street. The existing building encompasses a total of 18,000 SF of light industrial space. An additional 55,966 SF of greenhouse and 30,000 SF of hoop house (outdoor growing areas) also exist on the property. Currently there are approximately 31 employees at the site.

The proposed project will remove the 18,000 SF building and replace it with a 20,407 SF building for the same uses and add a 4,463 SF storage warehouse and 675 SF restroom building. Ultimately, the project may house an additional 5-7 employees.

The existing parking areas will be modified to fit with the new building. There will be a rear "employee" parking area with 45 parking spaces and a front parking area for an additional 19 parking spaces. A total of 64 parking spaces will be provided for the ultimate project.

Parking Demand

The parking demand for the project was estimated using variety of resources: Santa Barbara County parking standards, San Luis Obispo County parking standards and the Institute of Transportation Engineers (ITE) parking generation rates[1]. The proposed uses were matched as closely as possible to the land uses identified in each of the resources. A comparison of the parking demand rates are summarized in Table 1.

[1] Parking Generation, Fourth Edition, Institute of Transportation Engineers (ITE) 2010

**Table 1**
**Parking Demand Rates**
**Ball Horticultural**

| Land Use | ITE Parking Generation | County of Santa Barbara | County of San Luis Obispo |
|---|---|---|---|
| Light Industrial/R&D | 0.94 sp/KSF | 1 space per 1.5 employees | 1 space per 400 SF |
| Greenhouse | None | 2 spaces per acre | None |
| Warehousing | 0.40 sp/KSF | 1 space per KSF | 1 space per 2000 SF |

Sp/ksf – Spaces per 1000 square feet of building

The County of Santa Barbara was the only source that documented parking supplies for greenhouses of the three sources available. Therefore, the County of Santa Barbara parking supply rate for the greenhouse areas was used for each resource. The parking rates for each land use were applied to the project existing or proposed uses and the parking supplies were calculated. As seen in Table 2, two of the three sources for estimating the parking supply for the project provided similar results. The ITE parking data resulted in a somewhat low demand based on the proposed number of employees assumed for the project. The parking supply forecasts based on the County of Santa Barbara and San Luis Obispo factors were very close. Based on our engineering judgment and based on the number of employees forecast for the project, the County of Santa Barbara rates are recommended to estimate the parking supply for the project. Using these parking supply rates, the project would be expected to provide a minimum of 59 parking spaces.

**Table 2**
**Parking Demands by Use**
**Ball Horticultural**

| Existing Use | ITE Parking | County Santa Barbara | County San Luis Obispo | |
|---|---|---|---|---|
| Lt Industrial | 17 | 39 | 45 | 26 employees |
| Greenhouse | 4 | 4 | 4 | |
| Subtotal | 21 | 43 | 49 | |

| Proposed Project Use | ITE Parking | County Santa Barbara | County San Luis Obispo | | Recommended Parking Supply |
|---|---|---|---|---|---|
| Lt Industrial | 18 | 50 | 51 | 33 employees | 50 |
| Greenhouse | 4 | 4 | 4 | | 4 |
| Warehousing | 2 | 5 | 2 | | 5 |
| Subtotal | 24 | 59 | 57 | | 59 |

Site Plan Parking Layout and Supply

The revised project site plan provides two parking areas to serve the demands of the project. Near the front of the site, parking for 19 vehicles is provided. Behind the new main building is parking for an additional 45 vehicles. The site plan depicts a total of 64 parking spaces which exceeds the expected parking needs of 59 spaces. With a total of 33 forecast employees, a sufficient number of parking spaces are provided.

The general layout of the parking areas is for 90 degree or right angle parking. The proposed bay widths (two parking stalls and drive aisle) equal or exceed the 62' dimension recommended by the Urban Land Institute (ULI) reference Dimensions of Parking[2]. This dimension includes the depth of the parking stall (18') plus a drive aisle width of 26'. For the angled parking area, the angle of the parking stall is at a 45-degree angle. The ULI reference recommends a bay width for the single loaded parking aisle to be 32'5"; the project proposes 37'7". For the single loaded (parking on one side of the drive aisle only) right angle parking area, the project proposes a total of 46' for the bay width, while the recommended distance by ULI is 44'. As the proposed parking dimensions all meet or exceed the recommended minimum physical dimensions, the proposed project should operate efficiently with no parking circulation problems.

Summary

OEG conducted a search of available data on recommended parking supply rates for the project proposed land uses. Based on this research, a total parking supply of 59 spaces was found to be required for the proposed mix of project uses. As the project site plan proposes a supply of 64 spaces and adequate parking supply would exist.

The layout and design of the proposed parking areas meets or exceeds those dimensions recommended by the national organization the Urban Land Institute. As such, the parking layout would function adequately.

This concludes our parking analysis for the proposed Ball Horticultural project. Should you have any questions, feel free to contact me directly.

Sincerely,

**Stephen A. Orosz**

Stephen A. Orosz, P.E., PTOE
Civil and Traffic Engineer
Orosz Engineering Group, Inc.

[2] Dimensions of Parking, Fifth Edition, Urban Land Institute and the National Parking Association, 2010

# REPORT TO THE PLANNING COMMISSION
## May 26, 2011

**Prepared By:**
**Rob Mullane, City Planner**
**Shauna Callery, Associate Planner**

**Approved By:**
**Regan Candelario, City Administrator**

**SUBJECT:** Planning Commission Discussion on Downtown Beautification and Barbed Wire Fencing

**RECOMMENDATION:**

1) Receive presentation from Staff
2) If appropriate, provide staff with further direction

**BACKGROUND:**

This item was continued at the February 15, 2011 Planning Commission Hearing to the next available Planning Commission hearing/meeting. At a previous Planning Commission meeting held on October 19, 2010, Commissioner Chamness distributed a draft recommendation to the City Council for addressing barbed wire fencing along and near Guadalupe Street and showed some recent photos of properties with such fencing. The draft recommendation is included for reference as Attachment 1.

Commissioner Chamness requested that the Planning Commission take up this topic at a future meeting. Chair Kraemer suggested that the topic be broadened to beautification of the downtown area. The Commission expressed general concurrence with having this as a future agenda item, and noted that involving the business community in beautification issues would be important. Staff has included the topic as a discussion item for today's agenda.

**DISCUSSION:**

**Planning Commission Discussion and Future Consideration**

The purpose of the discussion of this item at tonight's Planning Commission meeting is to discuss possible approaches to address barbed wire fencing within Guadalupe for the purpose of beautifying the City.

At the October 19, 2010 meeting, the Planning Commission expressed a number of questions and concerns in regards to existing Zoning Code requirements and standards for fencing, Zoning Code enforcement, and zoning text amendments, and directed staff to research these issues and return with more information for further discussion. Staff conducted this research for this meeting.

Existing Zoning Code Standards and Requirements

Attachment 2 contains pertinent excerpts of the City's Zoning Code that relate to this issue. Section 18.52.122, Walls and Fences Required, sets forth wall and fence requirements that must be met in conjunction with the issuance of a building permit for permitted uses, or as a condition of approval for discretionary projects. This section identifies requirements for: for subdivisions; multi-family projects; commercial and industrial projects; trash and refuse collection areas; and parking lots in conjunction with commercial, industrial, manufacturing or residential development. Specifically, Section 18.52.122(c) discusses commercial and industrial projects and states:

> *"A perimeter fence and/or wall may be required for all industrial and commercial projects to mitigate adverse visual, aesthetic, and noise impacts. Requirements for the size, location, and material of the fence and/or wall shall be determined during the site plan review process."*

Multi-family projects contain additional, specific restrictions on the types of fencing and wall materials that are permitted.

Section 18.52.123, Design, states, in part:

> *"Fencing shall be incorporated into developments in a manner which complements the project's architecture and blends with perimeter landscaping. Fences shall not detract from neighboring properties and long expanses of fence or wall surfaces shall be architecturally designed to prevent monotony."*

Section 18.52.124, Fence and Wall Heights, states that fences and walls may be constructed up to six feet in height at grade.

Section 18.52.125, Wall and Fence Maintenance and Enforcement, declares the following a public nuisance:

A. A fence or wall in which over five percent of the material is missing or in disrepair.
B. A fence or wall which is not repaired within thirty days after receiving a notice from the Zoning Administrator, due to any of the following: bowing, chipping, bending, breaking, graffiti, or peeling/chipping paint.

In regard to the more general topic of downtown beautification, Chapter 18.64 of the Zoning Code discusses landscaping requirements. According to Section 18.64.020, Purpose of Landscaping, landscaping shall be used to provide screening of parking areas, usable open space, privacy screening, noise barriers and visual accents to the development. The landscaping requirements in Chapter 18.64 apply to all uses except single-family residences, although single-family residences may have landscaping requirements established by design review or according to a specific plan, if applicable.

Section 18.64.040, Specifications and Minimum Standards, Part A, states the requirement that:

> *"...not less than ten percent of a parcel shall be covered with dense landscaping that consists of trees, plants and shrubs and may include fencing, fence panels, masonry and other structural decorative items."*

According to Sections 18.64.050 and 18.64.060, a landscape plan is required to be prepared and submitted with any plan filed with the City that requires a zoning or building permit (except for properties zoned as Single-Family Residential, per Section 18.64.030). The landscaping plan shall be prepared by a landscape professional and submitted to the City for review.

Section 18.64.120, Maintenance Requirements, states that:

> *"All required landscaping shall be maintained in good condition. Such maintenance shall include: pruning, moving, weeding, cleaning, fertilizing and watering. Whenever necessary, plant materials shall be replaced, and any structural materials included in the basic landscaping design shall be repaired or replaced."*

In addition, new projects that require a Design Review Permit or other discretionary permit (CUP, Rezone, Tract Map, etc.) would allow for Planning Commission review of fencing and landscaping.

**Specific Issues to Consider**

Certain types of uses within the City may have security or public safety needs that require the use of barbed wire, razor wire or similar fencing materials (i.e., securing fencing).

Options

Staff would like input from the Planning Commission on certain options to address fencing, landscaping, and property upkeep issues.

> **Option 1: Enforcement and Enhanced Staff Review.** With this option, staff would conduct enforcement of the existing Zoning Code standards through mailed notice that a property owner is in violation of the Zoning Code. For example, if a fence is in disrepair or exceeds height limits, or if landscaping is not being maintained, City Code Enforcement staff would contact the property owner and take action to bring the fence or landscaping into compliance. Planning staff would also ensure that all new ministerial projects that require or propose fencing use materials that do not detract from the aesthetics of the area and would discourage barbed wire and similar components unless there is an overriding public safety need for such measures. No changes to the Zoning Ordinance would be necessary.

**Option 2: Zoning Ordinance Amendment**. With this option, staff would prepare a Zoning Ordinance amendment that would be brought forward for Planning Commission and then City Council consideration. The Zoning Ordinance amendment would place restrictions on the use of barbed wire, razor wire or similar fencing materials in some or all zoning districts. This option may also require that applicants who desire to construct a fence with such materials, first obtain a Conditional Use Permit or some other to be determined permit.

**Next Steps**

If Option 1 is selected, Planning staff would confer with the City Administrator's Office and the Fire Department Code Enforcement staff to address fencing and/or landscaping that are in violation of Zoning Code standards. Planning staff would also continue to closely scrutinize new Zoning Clearance and Landscape Plans to ensure that barbed wire or similar fencing is avoided except when necessary for security or health and safety reasons.

If Option 2 is selected, following any Planning Commission recommendation to amend the Guadalupe Zoning Code, staff will incorporate the Commission's input from this evening's meeting into a draft ordinance amending relevant sections of the Zoning Code. Staff will return at a future meeting with a draft Ordinance for further discussion or possible action. At this future meeting, the Commission's action would be the consideration and possible approval of a resolution in support of the Ordinance. The consideration of such a resolution requires a duly-noticed public hearing, and staff would contact business and property owners in the City with likely interest in potential new fencing regulations to inform them of the hearing.

Following any Planning Commission recommendation of approval, the Ordinance would then be brought to the City Council for action. The adoption of an Ordinance is a two step process, with the introduction and first reading of the Ordinance at one meeting, followed by second reading and possible adoption at a second Council meeting.

**Attachments:**

1. 10/19/10 Draft Recommendation to City Council from Commissioner Chamness
2. Guadalupe Zoning Code excerpts
3. Excerpt from Guadalupe Background Report - Chapter 12

**AGENDA ITEM: 9**

# ATTACHMENT 1

## 10/19/10 Draft Recommendation to City Council from Commissioner Chamness

Item #10 PC 10/14/10

Submitted by Commissioner Chamnes

# Recommendation to the City Council

It is the recommendation of the Planning Commission that the City of Guadalupe and the City Council of this City enact a city ordinance addressing the issue of fencing on Guadalupe Street and the adjoining streets which can be seen from the main street of the City of Guadalupe.

1. That barbed wire fencing on Guadalupe Street be removed
2. That no business or residence on Guadalupe Street or that has line of sight from this street which already has barbed wire fencing be grand-fathered in
3. That barbed wire fencing be removed within 90 days after this ordinance is approved
4. That the City of Guadalupe hold Public Hearings and invite all members of the community and any business owner or residence that has barbed wire fencing to attend and voice comments on this hearing
5. That the purpose of this ordinance is to foster a more inviting and business friendly environment, while at the same time adding beauty to the City of Guadalupe
6. That it is the feeling of the Planning Commission that no business will be harmed or endangered by this act, but rather this change will be beneficial to the City and will encourage others to want to move to and invest in this city
7. That this will be in addition to any codes that are currently in the City Code and that when implemented it will bring about a more pleasant city
8. This ordinance states that no new fencing may be erected on Guadalupe Street or any street which has line of sight visibility from this street unless it has been determined that this new fencing is both decorative and fitting of the image the City of Guadalupe is trying to maintain

# ATTACHMENT 2

## Guadalupe Zoning Code Sections pertaining to Fences, Walls, Landscaping and Development Review

front or side yard setbacks. (Ord. 189 Art. 4 §4(part), 1980)

18.52.080 Side yards for certain existing narrow sites. Existing building sites which have a width of less than sixty feet may have a side yard setback of not less than ten percent of the width of the lot, provided that building code or fire prevention regulations are not violated and that eaves do not project less than six inches from the side lot line. (Ord. 189 Art. 4 §4(part), 1980)

18.52.090 Private usable open space--Multifamily dwelling units. Private usable open space, to the standards set out in Sections 18.52.100 and 18.52.110, shall be provided for all newly constructed multifamily dwelling units. Such space shall be located next to and accessible by a door from the dwelling unit served. (Ord. 189 Art. 4 §5(part), 1980)

18.52.100 Open space--Ground level. A ground-level space shall have a dust-free surface, and not be less than two hundred square feet in area in an R-2 zone or one hundred square feet in area in any other zone, and a rectangle inscribed in the space shall have no dimension less than eight feet. Such space shall be screened on all sides by a wall, fence, grill or dense landscaping not less than five feet in height. there shall be no obstructions over ground-level space except for devices that enhance the use of the space, except that fifty percent of the space may be covered by a private balcony on a higher story. (Ord. 189 Art. 4 §5.1, 1980)

18.52.110 Open space--Above ground level. Above-ground-level space shall be accessible only from the unit being served, contain not less than fifty square feet, and a rectangle inscribed within that space shall have not dimension less than five feet. At least one exterior side shall be open and unobstructed for eight feet above its floor level, except for incidental railings and balustrades. (Ord. 189 Art. 4 §5.2, 1980) (Rev. 8/87)

18.52.120 Walls and Fences--Restrictions in all Districts. Fences, walls, and retaining walls in all zoning districts shall be designed and regulated in accordance with appropriate chapters and sections of the Uniform Building Code and the Municipal Code. (Ord. 87-276, 1987)

18.52.121 Height Requirements. A. In all districts, fences and walls over six feet in height shall not be constructed within any yard setbacks required by §§18.52.040 through 18.52.080 inclusive of this chapter. Any wall or fence over six feet in height regardless of where located shall be deemed a structure and shall be subject to all regulations requiring issuing of a building permit or a zoning permit as required under the provisions of §§18.12.010 and 18.12.020 of this title.

B. In all R-1, R-1-M, R-2, and R-3 districts, a wall, fence or hedge shall not be constructed or allowed to grow over three feet in height within the front yard setback of any lot as required by §§18.52.040 through 18.52.080, inclusive of this chapter and §18.24.070 of this title except for the purpose of providing a screen for a trash enclosure. (Ord. 87-276, 1987)

18.52.122 Walls and Fences Required. In all zoning districts a permanent screen wall and/or fence shall be required in conjunction with the issuance of a building permit for permitted uses, or as a condition of approval for discretionary projects as follows:

A. Subdivisions (Parcel and Tract Maps). All subdivisions may be required, as a condition of approval, to construct either a masonry, pre-cast, cast-in-place, or brick wall six feet in height along the exterior rear and side yard boundaries of the project. The fencing material may be reviewed by the Planning Commission and approved by the City Council. Walls for the project, if phased, may be constructed as part of the first phase of the project.

B. Multi-Family Projects. All multi-family projects with six or more units shall be required, prior to the issuance of a certificate of occupancy and/or business, license, to construct a wall along the rear and the side yard boundaries of the development. The purpose of the wall is to mitigate adverse noise and land use impacts. Therefore, the wall, the height of which shall be determined by the Zoning Administrator, Planning Commission or City Council, depending upon the required level of processing, shall be constructed from the following materials: masonry, pre-cast, cast-in-place, or brick. A front wall may also be required for screening purposes.

C. Commercial and Industrial Projects. A perimeter fence and/or wall may be required for all industrial and commercial projects to mitigate adverse visual, aesthetic, and noise impacts. Requirements for the size, location, and material of the fence and/or wall shall be determined during the site plan review process.

D. Trash and Refuse Collection Areas. All refuse areas within all commercial, industrial and manufacturing zones, and all multi-family projects with six or more units shall be screened on three sides with a six foot high masonry wall. The material shall be finished to match the architectural character of the development project. Multi-family projects with five or less units shall provide fencing on three sides, the material shall be determined by the Zoning Administrator, Planning Commission, or City Council depending on the level of processing required for the project.

E. Parking Lots in Conjunction with Commercial, Industrial, Manufacturing or Residential Development. When a parking lot is proposed in conjunction with a multi-family residential, commercial, industrial or manufacturing project, the parking lot shall be screened from view with a wall, fence, berm or combination thereof as approved by the City Council, Planning Commission or Zoning Administrator. (Ord. 92-312 §1, 1992: Ord. 87-276, 1987)

18.52.123 Design. All fences, walls and retaining walls constructed within the City shall abide by the design standards of this title. Fencing shall be incorporated into developments in a manner which complements the project's architecture and blends with perimeter landscaping. Fences shall not detract from neighboring properties and long expanses of fence or wall surfaces shall be architecturally designed to prevent monotony. (Ord. 88-285 §1, 1988; Ord. 87-276, 1987)

18.52.124 Fence and Wall Heights. Fence and wall heights shall be measured at grade. In the event that there is a change in topography between adjoining lots, a fence may be constructed up to six feet in height at the property line. (Ord. 87-276, 1987)

18.52.125 Wall and Fence Maintenance and Enforcement. It is hereby declared a public nuisance, subject to the penalties of §18.84.030, for any person owning, leasing or having charge of any premises in the City, to maintain such premises in which any of the following conditions are found to exist:

A. A fence or wall in which over five percent of the material is missing or in disrepair.

B. A fence or wall which is not repaired within thirty days after receiving a notice from the Zoning Administrator, due to any of the following conditions: fence or wall material which is bowing, chipping, bending, or breaking, and/or a wall or fence with graffiti on it or with paint that is peeling or chipping and which is not repaired within thirty days. (Ord. 88-285 §2, 1988) (Ord. 87-276, 1987)

18.52.140 Signs--Permits required. A zoning permit shall be required prior to the construction of any sign structure in excess of five square feet in area, or the painting of a sign on the side of a building where the perimeter of the sign encloses an area exceeding five square feet. Where a conditional use permit is required, all signing shall be considered as a part of the conditional use permit application. (Ord. 189 Art. 4 §7.1, 1980)

18.52.150 Signs--size and number restrictions. A. In all districts, one sign not over five square feet in area and used only to identify the occupants of the property, or to indicate that the property is for sale, lease or rent is permitted. House numbers shall not be considered signs.

B. In R-3, G-C, M-C and M-1 districts, one additional sign not more than sixty-four square feet in area identifying a permitted use is permitted. A double-faced sign containing sixty-four square feet on each side is permitted. (Ord. 189 Art. 4 §7.2, 1980)

18.52.160 Signs--conditional use permit required. all signs or signs structures in addition to or larger than those listed as permitted in this title are permitted subject to first obtaining a conditional use permit. (Ord. 189 Art. 4 §7.3, 1980)

# Chapter 18.64

## LANDSCAPING

Sections:


| | |
|---|---|
| 18.64.010 | Title for citation. |
| 18.64.020 | Purpose of landscaping. |
| 18.64.030 | Landscaping required when. |
| 18.64.040 | Specifications and minimum standards. |
| 18.64.050 | Landscape plan--Procedures generally. |
| 18.64.060 | Landscape plan--Preparation and certification. |
| 18.64.070 | Landscape plan--Contents |
| 18.64.080 | Landscape plan--Submittal--Number of copies. |
| 18.64.090 | Landscape plan--Review for approval. |
| 18.64.100 | Landscape plan--Appeal from disapproval. |
| 18.64.110 | Landscape plan--Installation prerequisite to building approval and occupancy--Delays. |
| 18.64.120 | Maintenance requirements. |


18.64.010 Title for citation. The ordinance codified in this chapter shall be known as the "Landscaping Requirements of the Guadalupe Zoning Ordinance." (Ord. 190 §1, 1980)

18.64.020 Purpose of landscaping. Landscaping shall be used to provide screening of parking areas, usable open space, privacy screening, noise barriers and visual accents to the development. (Ord. 190 §2(part), 1980: Ord. 189 Art. 4 §10.3, 1980)

18.64.030 Landscaping required when. In all zones, excepting single-family residential uses, with all construction of new buildings, moving in of buildings, and expansion in floor area of existing buildings, and expansion in floor area of existing buildings by more than ten percent, landscaping shall be installed in accordance with the provisions of this chapter. (Ord. 190 §2(part), 1980: Ord. 189 Art. 4 §10.1, 1980)

18.64.040 Specifications and minimum standards. A. Not less than ten percent f a parcel shall be covered with dense landscaping that consists of trees, plants and shrubs and may include fencing, fence panels, masonry and other structural decorative items. No more than seventy-five percent f the required landscaping shall consist of lawns and/or ground cover, including no or only sparse planting of plants, shrubs or trees. Screening shall be at least five feet in height, except that no landscaping shall exceed three feet in height within five feet of a property line that is within thirty-five feet of a street corner.

B. In meeting the screening height requirements, landscaping materials that would grow to five feet may be two feet sorter at the time of installation. Not more than two feet of an earthen berm or mound may count

toward height requirements. All height shall be measured from the normal finish grade of the parcel.

C. A sprinkler or other irrigation system shall be installed as part of the landscaping.

D. All shrubs and plants shall be of a minimum size of one gallon, or equivalent, at the time of installation, and all trees shall be of a minimum size of five gallons, or equivalent, at the time of installation. (Ord. 190 §2(part), 1980: Ord. 189 Art. 4 §10.4, 1980)

18.64.050 Landscape plan--Procedures generally. Whenever any plan is filed with the city for a zoning or building permit after the effective date of the ordinance codified in this chapter, for where landscaping is required, the procedures set out in Sections 18.64.060 through 18.64.110 shall apply. (Ord. 190 §2(part), 1980: Ord. 189 Art. 4 §10.5(part), 1980)

18.64.060 Landscape plan--Preparation and certification. A landscaping plan shall be filed with the other plans. It shall be prepared by a person licensed by the state to prepare landscape plans and shall be certified by the preparer as being appropriate for the climate and soils of the parcel, and shall include a list of the number and sizes of plant material included. (Ord. 190 §2(part), 1980: Ord. 189 Art. 4 §10.5(A), 1980)

18.64.070 Landscape plan--Contents. A. The landscaping plan shall be drawn accurately to scale, and contain the following information:

1. The boundary of the applicant's property;
2. The location of all existing and proposed buildings or structures;
3. The location of all paved areas, existing and proposed;
4. The location and nature of all areas presently landscaped which are to remain;
5. The location and specific designation of all proposed landscaping, drawn at a scale and in sufficient detail to clearly indicate the specific plant materials and landscape structures or facilities.

B. The zoning administrator shall reject any plans that are inadequate, for the purpose of enforcing this chapter. (Ord. 190 §2(part), 1980: Ord. 189 Art. 4 §10.5(B), 1980)

18.64.080 Landscape plan--Submittal--Number of copies. The plan shall be submitted in three copies, together with a processing fee as set by resolution. However, should the plan be referred to the planning commission, the applicant shall provide five more copies. (Ord. 190 §2(part), 1980: Ord. 189 Art. 4 §10.5(C), 1980)

18.64.090 Landscape plan--Review for approval. The city administrator shall review the plan and approve it if found in accord with the standards and intent of this chapter. If the plan is disapproved, the administrator shall report to the applicant the reasons therefor. If the administrator finds that exceptional conditions apply which require increasing or decreasing the standards set in this chapter, the plan shall be referred to the planning commission. (Ord. 190 §2(part), 1980: Ord. 189 Art. 4 §10.5(D), 1980)

18.64.100 Landscape plan--Appeal from disapproval. In the event that the applicant disagrees with a disapproval of a plan by the administrator, the applicant may appeal the matter to the planning commission by filing a written notice of appeal which specifically states what action by the planning commission the applicant desires. (Ord. 189 §2(part), 1980: Ord. 189 Art. 4 §10.5(E), 1980)

18.64.110 Landscape plan--Installation prerequisite to building approval and occupancy--Delays. After plan approval, the installation of the plan shall be completed before final approval and occupancy of the building or expansion related to the landscaping, except that a thirty-day delay may be granted on application and the filing with the city of a cash bond in the amount of one hundred fifty percent of the work to be completed as mutually agreed, which bond shall be forfeited at the end of the thirty-day period and may be used by the city to complete the landscaping work. (Ord. 190 §2(part), 1980: Ord. 189 Art. 4 §10.5(F), 1980)

18.64.120 Maintenance requirements. All required landscaping shall be maintained in good condition. Such maintenance shall include, where appropriate, pruning, moving, weeding, cleaning, fertilizing and watering. Whenever necessary, plant materials shall be replaced, and any structural materials included in the basic landscaping design shall be repaired or replaced. (Ord. 190 §2(part), 1980: Ord. 189 Art. 4 §10.2, 1980)

## Chapter 18.68

## NONCONFORMING USES

Sections:


18.68.010 Continuation of nonconforming uses permitted when.
18.68.020 Maintenance and repair limitations.
18.68.030 Enlargement or reconstruction--Conditional use permit required.
18.68.040 Restoration after damage--Conditional use permit required.


18.68.010 Continuation of nonconforming uses permitted when. Except as otherwise provided in this title, uses of land, buildings or structures existing at the time of the adoption of the ordinance codified herein (February 25, 1980), amendments to said ordinance, or the revision of district boundaries, may be continued, although the particular use, or the building or structure, does not conform to the regulations specified by this title for the district in which the particular building or structure is located or use is made, provided, however:

A. No nonconforming structure or use of land may be extended to occupy a greater area of land upon which the building is situated than is owned by

# ORDINANCE NO. 2008-393

## AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GUADALUPE ESTABLISHING A DESIGN REVIEW PROCESS FOR CERTAIN DEVELOPMENT PROJECTS

**THE CITY COUNCIL OF THE CITY OF GUADALUPE DOES ORDAIN AS FOLLOWS:**

**Section 1.** A new chapter 18.73 is hereby added to Chapter 18 of the Guadalupe Municipal Code to read as follows.

## Chapter 18.73

## DESIGN REVIEW

Sections:


18.73.010 Applicability.
18.73.020 Minor Design Review Permits for Certain Small Projects.
18.73.030 Exceptions and Exemptions.
18.73.040 Application -- Information required.
18.73.050 Application -- Fee.
18.73.060 Decision Maker.
18.73.070 Notice to Adjacent Properties.
18.73.080 Procedure.
18.73.090 Components of Review.
18.73.100 Findings Required for Approval.
18.73.110 Appeals of Planning Commission Decision.
18.73.120 Expiration and Extension.


### 18.73.010 Applicability.

(a) A Design Review Permit is required for any development, including either or both structural development and grading, on properties in the City's Central Business District (as defined in the General Plan) or on properties with frontage along Guadalupe Street or Main Street, unless the proposed development would not be visible from these streets, for example, if blocked by a sound wall or other intervening structure.

(b) Regardless of location, the following types of development projects shall require a Design Review Permit:

1. All new structures fronting a public street or visible from a public street properties zoned General Commercial, Service Commercial, Neighborhood Commercial, or similar commercial zoning.
2. All new structures fronting a public street or visible from a public street on properties zoned General Industrial, Industrial Commercial, Light Industrial, or similar industrial zoning.
3. Additions to non-residential structures in any Commercial, Industrial, or Mixed Use zoning district that involve any exterior alterations to second and/or third stories.
4. Additions to non-residential structures in any Commercial, Industrial, or Mixed Use zoning district that would be visible from a public street or view point and that exceed 120 square feet in size.
5. All new wireless communications facilities.
6. New multi-family residential developments exceeding three (3) units or additions to existing multi-family developments where the addition would result in a total of three or more units on a given property.
7. All garage conversions.
8. Any development or remodeling of structures that have been officially designated historical landmarks by the City or the State.
9. Remodeling projects of the types and locations specified in this list, if the remodeling involves exterior alterations that would be visible from any public street or other public area.
10. Any other project not otherwise on this list that, in the opinion of the Planning Director or City Planner, would benefit from design review because of its visibility, scope, or historic merit, or potential for deprivation of private property rights of other landowners.

In addition, City-sponsored capital improvement projects may be referred to the Planning Commission for design review in an advisory capacity. Projects eligible for advisory review would include development within any City-owned park or open space. The decision on whether to refer a City-sponsored project for advisory Design Review would be made by the Planning Director or City Planner after consideration of the project's potential for aesthetic impacts and the potential benefit of input on project design.

<u>18.73.020 Minor Design Review Permits for Certain Small Projects.</u> A Minor Design Review Permit is required for any small project. A small project is defined as any new structure of less than 300 square feet, or an addition to an existing structure that adds less than 500 square feet of development or adds less than 10% of the size of the main structure, whichever is greater. Other projects that are at a similarly small scale, as determined by the Planning Director or City Planner, may be processed with a Minor Design Review permit.

18.73.030 Exceptions and Exemptions.

(a) A separate Design Review Permit is not required for those projects that require approval(s) under the jurisdiction of the Planning Commission (for example Conditional Use Permits) where the design of the project or development would be a part of the Planning Commission's consideration of the request.

(b) Notwithstanding the requirements set forth in Sections 18.73.010 and 18.73.020, the following projects do not require a Design Review Permit:

1. Interior alterations of structures other than historical landmarks, as long as such alterations do not result in any changes to the exterior of the building.
2. Structures or additions to existing structures on lots zoned single-family residential in areas outside of the Central Business District or which are located on streets other than Guadalupe Street or Main Street.
3. New structures in any Commercial, Industrial, or Mixed Use zoning district less than 200 square feet in size, unless such structure(s) because of the visual sensitivity of the site combined with its proposed location, architectural style, or would, in the opinion of the Planning Director or City Planner, result in a potential visual impact.

18.73.040 Application -- Information required. The applicant shall submit an application that meets the requirements of the City's Planning Application packet, but at a minimum, consisting of the following:

1. A completed Planning Application form, including a written project description discussing all existing and proposed structures and uses
2. The required application fee
3. Eight (8) plan sets, including a site plan, floor plans, a roof plan, and complete set of elevations
4. Landscape plans, if applicable and deemed necessary by Planning staff
5. Site photos including photos from any street frontage.
6. Two (2) sets of mailing labels with the addresses of property owners within a 300 feet radius of the subject property, and adequate first-class postage for two mailings to these recipients. A third or fourth review would require additional mailing labels and postage.

18.73.050 Application -- Fee. A fee set by City Council resolution shall accompany the application. This fee shall permit up to two rounds of review by the Planning Commission, and a separate fee set by City Council resolution shall be charged for any third or fourth round of review by the Planning Commission. Separate fees may be established by City Council Resolution for small projects as defined in Section 18.73.020.

18.73.060 Decision Maker. Design Review Permits will be considered by the Planning Commission. The Commission may approve, conditionally approve, or deny a Design Review Permit.

18.73.070 Notice to Adjacent Properties. For all regular Design Review Permits, notice of a pending Design Review Permit application shall be mailed to adjacent property owners within a 300-foot radius of the proposed development. Notices shall be mailed out at least 10 calendar days in advance of the meeting at which the Planning Commission will consider the Design Review Permit. Minor Design Review Permit applications shall not require mailed notices to be sent.

For both regular Design Review Permits and Minor Design Review Permits, at least 10 calendar days prior to the meeting at which the Planning Commission will consider the Design Review Permit, at least one notice of the pending Design Review Permit application shall be posted in a publicly-accessible location on the site, with such notice maintained on site until the day after the Planning Commission meeting.

18.73.080 Procedure. The procedure for requesting and obtaining a Design Review Permit is as follows:

1. An applicant requesting a zoning clearance is notified by City staff, after reviewing the project's location and description, that a Design Review Permit is required prior to consideration of the zoning clearance.
2. The applicant fills out a permit application for Design Review and submits the required application fee.
3. Staff reviews the application materials, conducts a preliminary review of the project's compliance with Zoning Code requirements, and determines if the application is complete or if additional materials are needed.
4. Once application is complete, the request is placed on the agenda for the next available Planning Commission meeting. Plan sets associated with the request would be included in each Commissioner's packet for review prior to the meeting.
5. During the Planning Commission's consideration of the request, the applicant and their architect or agent would present the project and field any questions from the Commission. If the design is acceptable as proposed or with minor changes or revisions that are of the nature that they could be verified by staff without the need for returning to the Commission, the Design Review Permit may be approved or conditionally approved. If more substantive revisions are deemed necessary, the Commission's comments at the meeting shall be conveyed to the applicant, who would then have the responsibility for addressing these comments through the preparation of revised plans.
6. If on a fourth review of the project by the Planning Commission, the applicant's design is still not acceptable or conditionally acceptable to a majority of the Commission, the Design Review Permit shall be denied, and the applicant shall not be permitted to resubmit a Design Review Permit for the same project for a period of twelve (12) months from the date of denial.

7. Upon any approval of a Design Review Permit, the applicant may then proceed with a request for a zoning clearance for the proposed development. The approved set of plans would be maintained with the file for verification of compliance once construction drawings are submitted to the Building Dept.

18.73.90 Components of Review. The Planning Commission shall consider the following design components when considering an application for a Design Review Permit:

1. Overall design of new or enlarged structures and the architectural style.
2. Physical and design relation with existing and proposed structures on the same site and in the immediately affected surrounding area.
3. Site layout, orientation, and location of buildings, and relationship with open areas and topography.
4. Colors, types, and variation of building materials.
5. Height, bulk, scale and area coverage of buildings and structures and other site improvements.
6. Potential interference with existing scenic views.
7. Height, materials, colors, and variations in boundary walls, fences, or screen planting.
8. Location and type of existing and proposed landscaping.

18.73.100 Findings Required for Approval. Prior to approval of a Design Review Permit, the Planning Commission shall make all of the following findings:

1. The buildings, structures, and landscaping are appropriate and of good design in relation to other buildings, structures, and landscaping, on-site or in the immediate vicinity of the project.
2. The development will be compatible with the neighborhood, and its size, bulk and scale will be appropriate to the site and the neighborhood.
3. There is harmony of material, color, and composition of all sides of a structure or buildings as well as consistency and unity of composition and treatment of exterior elevation.
4. Any mechanical or electrical equipment is well integrated in the total design concept and screened from public view to the maximum extent practicable.
5. All visible onsite utility services are appropriate in size and location.
6. The grading will be appropriate to the site.
7. Adequate landscaping is provided in proportion to the project and the site with due regard to the preservation of existing trees, and existing native vegetation, and adequate provision will be made for the long-term maintenance of such landscaping.
8. The development will not adversely affect significant public scenic views.
9. All exterior site, structure and building lighting is well-designed and appropriate in size and location.

10. The proposed development is consistent with any additional design standards as expressly adopted by the City Council.
11. The project architecture will respect the privacy of neighbors and is considerate of solar access.
12. The project will provide for adequate street design and sufficient parking for residents and guests in a safe and aesthetically pleasing way.
13. The proposed development as shown on the project plans is in conformance with all applicable policies of the General Plan and the requirements of this title.

18.73.110 Appeals of Planning Commission Decision. Appeals of any Planning Commission final decision under this chapter shall conform to the requirements of Chapter 18.80.

18.73.120 Expiration and Extension.

(a) A Design Review Permit shall expire two (2) years after final approval, if a building permit for the project has not been obtained by the applicant or the successor in interest.

(b) The Planning Commission may grant up to two (2) one-year extensions for good cause. A request for an extension shall be made in writing and filed sufficiently in advance of the expiration date to allow the request to be considered at a regular meeting of the Planning Commission.

**Section 2. Savings and Interpretation Clause.** This ordinance shall not be interpreted in any manner to conflict with controlling provisions of state law, including, without limitation, the Government Code of the State of California. If any section, subsection or clause of this ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected thereby. If this ordinance, or any section, subsection or clause of this ordinance shall be deemed unconstitutional or invalid as applied to a particular appeal, the validity of this ordinance and its sections, subsections and clauses in regards to other contracts, shall not be affected.

**Section 3. Publication and Effective Date.** Within fifteen (15) days after passage, the City Clerk shall cause this ordinance to be posted in three publicly accessible locations in the City. The ordinance shall take effect thirty (30) days after adoption.

INTRODUCED at a regular meeting of the City Council held this 8th day of April, 2008 on motion of Councilmember Julian, seconded by Councilmember, Ponce and on the following roll call vote, to wit:

AYES: 5
NOES: 0
ABSENT: 0
ABSTAIN:

**PASSED AND ADOPTED** at a regular meeting of the City Council held this 22nd day of April, 2008 on motion of Councilmember **Julian**, seconded by Councilmember **Lizalde**, and on the following roll call vote, to wit:

| | | |
|---|---|---|
| **AYES:** | **4** | **Julian, Lizalde, Ponce, Sabedra** |
| **NOES:** | **0** | |
| **ABSENT:** | **1** | **Alvarez** |
| **ABSTAIN:** | **0** | |

CITY OF GUADALUPE

BY: Virginia Ponce
Mayor Pro Tem, Virginia Ponce

ATTEST:

Brenda Hoff
City Clerk

# ATTACHMENT 3

## Excerpt from Guadalupe Background Report – Chapter 12: Community Design and Sense of Place

# City of Guadalupe

## Volume One: Background Report

March 2009

CAL POLY

CITY & REGIONAL PLANNING
CAL POLY STATE UNIVERSITY SAN LUIS OBISPO

# 12.0 COMMUNITY DESIGN AND SENSE OF PLACE

## 12.1 Introduction

This chapter analyzes the built and social environment of Guadalupe and describes how these contribute to the City's unique aesthetic qualities, or "sense of place." The information presented here is connected with information and principles in all other sections through an overall set of qualitative principles given by the California Office of Planning and Research (Office of Planning and Research [OPR], 2003). This chapter of the background report identifies important community characteristics to help guide the revision and creation of a new community plan.

### Community Design

The community design element guides the town pattern, architectural design, and spatial qualities, provides the basis for aesthetic guidelines that guide the design of both public and private development projects. Such guidelines can effectively address public spaces, parks, streets, cultural features (public art and historic structures), neighborhoods, Downtown, retail centers, "big box" developments, commercial/industrial parks, and the relationships of these use types to the natural environment.

### Sense of Place

A community's sense of place refers to the specific characteristics that create a unique identity for that place. It can be considered to be a result of the built environment, outdoor spaces, history, and social interaction coming together to create a perception of the community by users. Some of the characteristics that define Guadalupe are the historical buildings, its proximity to the Guadalupe-Nipomo Dunes Preserve, agricultural heritage and setting, and its people.

## 12.2 Guidelines

Various documents guide development and provide direction for design. These documents include the Guadalupe General Plan (2002), City of Guadalupe Downtown Design Guidelines (1999), and the City of Guadalupe Zoning Code. These documents address a wide range of design elements including site planning, parking and circulation, signs, landscaping, general commercial, residential and historical buildings.

In 2009, no historic sites or buildings in Guadalupe are listed on the National Register of Historic Places, the California Landmark Series, or List of State Points of Historical Interest. However, certain buildings may potentially be historically significant, so protection and conservation of such resources should be considered.

Blighted areas are defined as underutilized, abandoned, or regions that need physical development improvement. There are numerous conflict areas in Guadalupe, which are shown in Figure 12-1. There are areas that can be addressed through additional specific guidelines.

Encouraging specific plans or new ordinances can address current blighted areas, resolve conflict zones and noise issues, revive lower Guadalupe Street, increase visual quality in the downtown core, and treat current substandard housing stock.

## 12.3 Standards

### Community Design

City of Guadalupe Downtown Design Guidelines (1999) provides standards that guide architectural standards and design elements for the City. This document outlines standards in the following areas: (1) site planning, (2) parking and circulation, (3) signs, (4) landscaping, (5) general commercial, and (6) residential. These guidelines provide direction for development in the downtown core and aim to make a friendlier environment for pedestrians. Although these guidelines are in place, they haven't been effectively implemented because they do not address all parts of the City and do not encourage infill development. Therefore additional standards should be created to address the following subjects:

1. Park and plaza design
2. Treatment of underutilized lots
3. Residential development in the downtown core
4. New additions and new construction in the downtown core
5. Industrial parks
6. Rear elevations of buildings along Pioneer Street
7. Buffer zones along the rail road and agriculture zones

### Historic Preservation

In June 2005, the California Office of Historical Preservation released a revised version of "Drafting Effective Historic Preservation Ordinances: A Manual for California's Local Governments." This document provides useful information for local governments about historic preservation, including procedures and criteria for designation of historical resources. Designation procedures include notice, hearing requirements, and owner consent (California Office of Historic Preservation, 2005). Designation criteria can be diverse. In California, there are a variety of places designated as historic, including residential subdivisions, commercial buildings, and trailer parks (California Office of Historic Preservation, 2005). Since there are numerous reasons to designate historical sites, it is important that local governments include clear criteria in their preservation ordinances. In addition to clarity, it is important that designation criteria are flexible so that worthy historical resources are not excluded from protection (California Office of Historic Preservation, 2005). For example, some ordinances are based solely on the age of a building, but some worthy resources are less than fifty years old (California Office of Historic Preservation, 2005).

Furthermore, the U.S. Department of Interior provides preservation briefs for the preservation of historical buildings. Preservation Brief 14 guides new development for new exterior additions in historic buildings. Guadalupe's buildings that may be historic contributors should use the following guidelines in order to preserve the historical architecture in the downtown core.

- Preserve significant historic materials and features
- Preserve the character of the City
- Preserve Historical significance of building by proving a visual distinction between old and new.

**Cultural Resource**

California Department of Transportation (Caltrans) has developed procedures on dealing with cultural resources in the state of California. Any capital project undertaken must adhere to the standards provided. Caltrans defines cultural resources in the following manner:

"Cultural resources are physical or observable traces of past human activity, *regardless of significance*, in direct association with a geographic location, including tangible properties possessing intangible traditional cultural values."

Cultural standards are also identified throughout every section of the National Historic Preservation Act (NHPA) as an overall targeted standard. Cultural preservation is a key component when enacting NHPA standards and the amended act of 2000 clearly makes this a top priority. Cultural significance of properties is left to professional consultants depending on the geographic region and/or historical lineages representing a specific race, religion, or tribe.

The National Environmental Policy Act (NEPA) and the California Environmental Quality Act (CEQA) both have provisions for cultural preservation within each respective act. The guidelines are somewhat ambiguous as each act accounts for cultural significant areas and still allows leeway for municipal entities to further define standards. No published document was found for the City of Guadalupe that defines cultural resource standards.

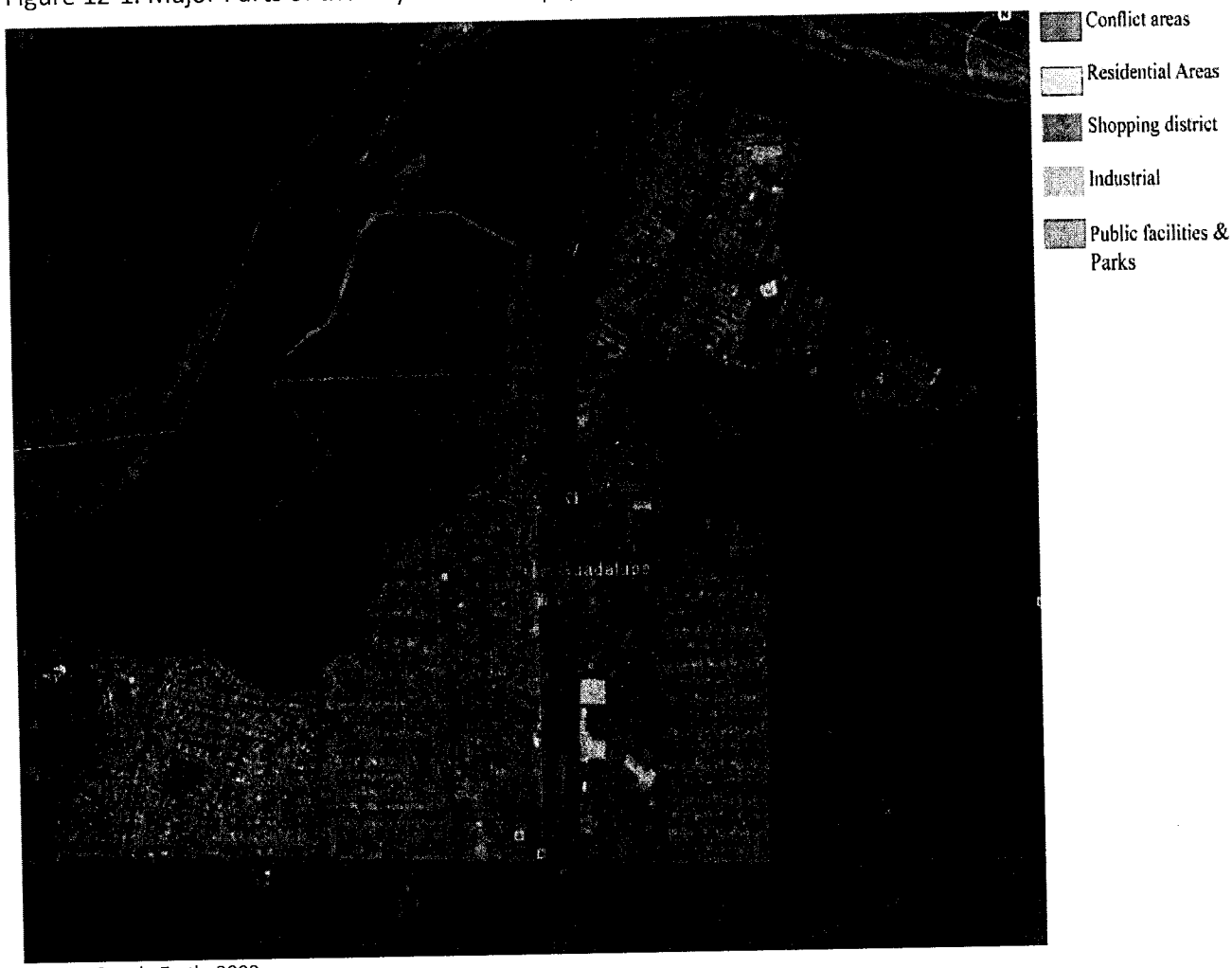
## 12.4 Existing Conditions

Existing conditions in the City of Guadalupe were compiled through site investigation and community input. Firsthand knowledge was gathered through multiple site visits. The site visits provided opportunity to analyze and document existing conditions of the built environment. Community input was gathered through a series of visioning meetings where residents had the opportunity to provide valuable information and perspective on their surroundings.

**Spatial Definition**

The City of Guadalupe has distinct neighborhoods and land use patterns that provide spatial differentiation. Current land use designations include commercial, industrial, residential, and open space. These zones have unique qualities characterized by varieties in lot size, densities, setbacks, massing, lighting, and architecture styles. Residential zones and the shopping district have consistent land use patterns that are more attractive for pedestrian activity. In contrast, industrial and commercial areas to the south of the downtown core have abandoned buildings. Along the railroad and south of the downtown core, both need street and design improvements. Figure 12-1 identifies land uses in Guadalupe and highlights major conflict areas needing design improvements.

Figure 12-1. Major Parts of the City of Guadalupe, CA




Source: Google Earth, 2008

**Downtown**

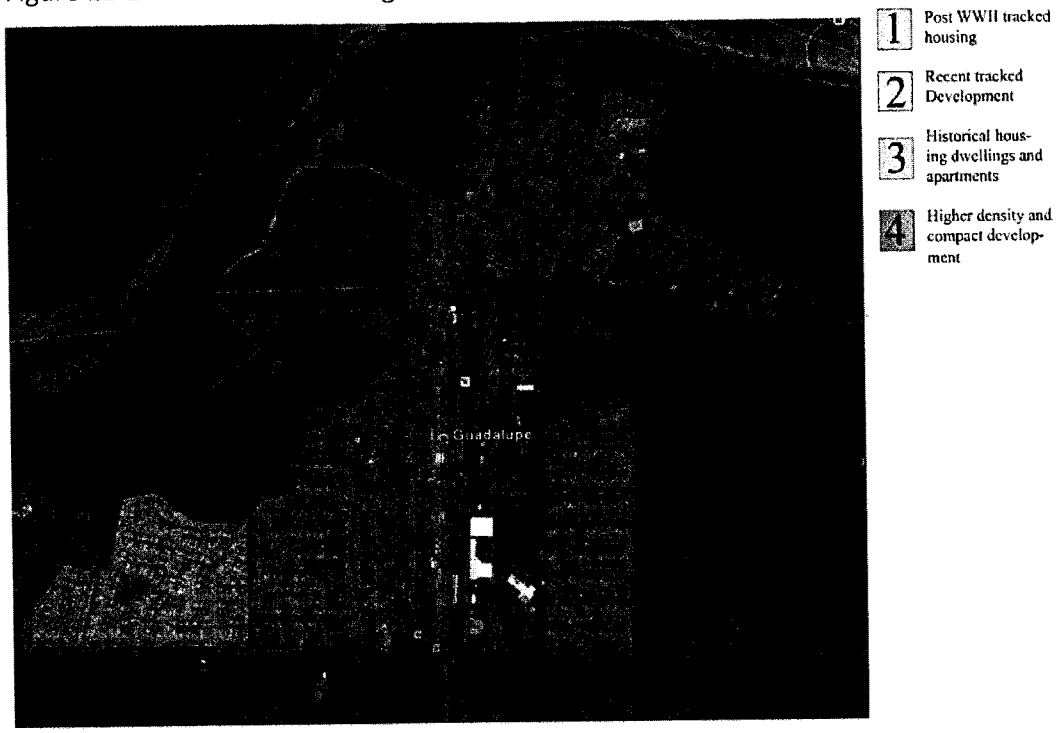
The downtown area maintains a consistent "street wall", or the arrangement and location of building faces along the street, and contains several buildings of historical or architectural importance. These are listed in Appendix 12-1. The architecture of these historical buildings contributes to Downtown's unique look and feel. Local restaurants, a theater, and shops serve local residents and can potentially serve tourists and visitors along State Route 1 (SR 1). Design guidelines can address issues such as treatment of storefronts, bars on windows, lighting, signs, awnings, and streetscape to achieve transparency, compatibility, consistency and visual quality. Opportunities for adapt and reuse of buildings (using older buildings for new uses such as residential or mix use) should be explored in the downtown area. In 2009, there are vacant lots in the downtown core that can be used for infill projects. These infill projects should encourage mix uses, and enhance the current commercial district.

**Residential Housing Stock**

Guadalupe has several distinct residential developments. Figure 12-2 shows the locations of the various housing stock in Guadalupe.

1. Post World War II housing
2. Recent tracked developments (in the south east and southwest) with large garages in front of the property line
3. Historical housing near the downtown core with notable architectural articulation and apartments dwellings in the North East
4. Newer affordable housing projects with higher densities and compact development and common open spaces.

Figure 12-2. Residential Housing Stock




Source: Google Earth, 2008

**Industrial Park**

The industrial park is an important area where many jobs are located (City Administrator's Office, 2008). The industrial area is in the south central region of Guadalupe and has the following characteristics:

1. Large lot sizes
2. Big warehouses
3. Rail tracks
4. Unfriendly pedestrian streets

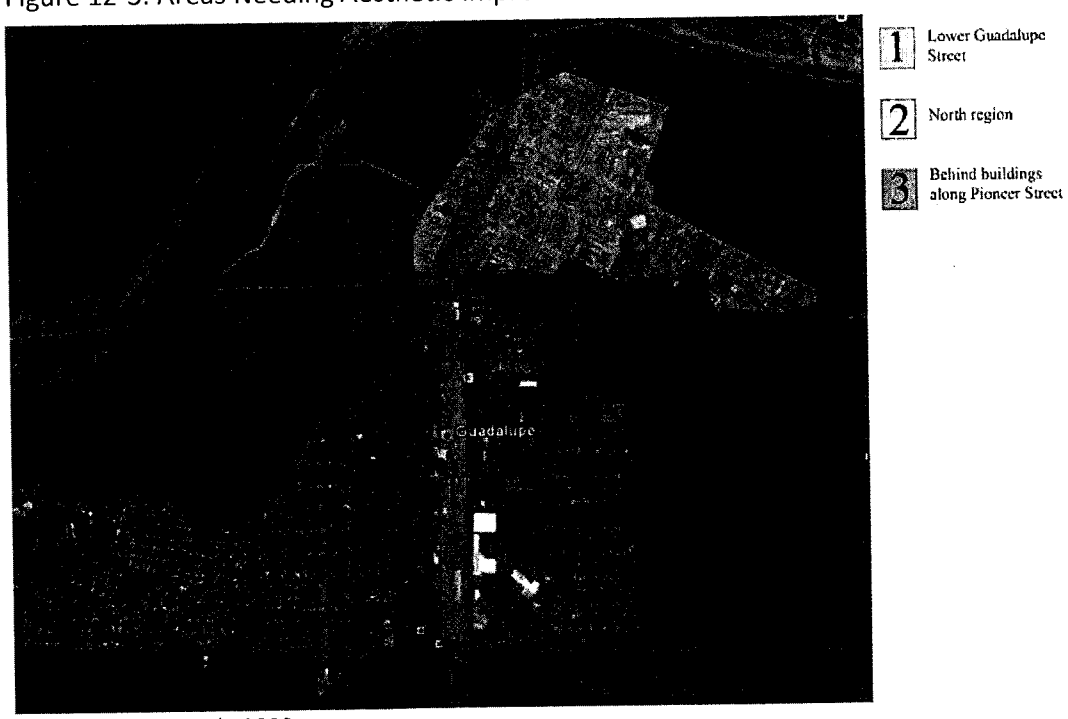
5. Abandoned buildings
6. Blighted areas
7. Light industrial, manufacturing, and storage
8. Streets that are not "pedestrian friendly"
9. No sidewalks
10. Lack of lighting and landscaping

**Areas that Need Improvement**

Field observations reveal various areas that need aesthetic improvements. They are shown in Figure 12-3.

1. *Lower Guadalupe Street* has abandoned businesses that are in proximity to the industrial park. Certain areas of throughout the City of Guadalupe lack sidewalks and hinder pedestrian connections.
2. The *Northern Region* has blighted housing stock.
3. Rear of buildings along *Pioneer Street*.

Figure 12-3. Areas Needing Aesthetic Improvement




Source: Google Earth, 2008

**Areas that Need Buffer Zones**

Guadalupe's community form does not address noise and air pollution produced from agricultural lands. For example, tractor traffic generates additional air and noise pollution. Therefore, buffer zones along agricultural areas abutting residential zones and school

playgrounds should be encouraged. Residential areas and playgrounds next to agricultural land need transition areas with landscaping and setbacks.

**Unique Features**

Unique treasures in Guadalupe that should be retained and/or enhance include:

1. Agriculture and Natural Environment
2. Guadalupe Street/SR 1
3. Unique Downtown Core
4. Architecture
5. Landmarks
6. Murals

*Agriculture and Natural Environment*

The City of Guadalupe is surrounded by various open spaces that can be promoted to attract businesses, residents, and visitors. There are prime agricultural lands surrounding the City and a riparian ecosystem to the north. The Santa Maria River leads to the Pacific Ocean via the Guadalupe-Nipomo Dunes Preserve. Vistas of natural features and open spaces are integral parts of the community.

*Guadalupe Street/ SR 1*

Guadalupe Street corridor (SR 1) passes through the center of the city and is an important transportation connector in the region. SR 1 is also the scenic route that runs along the California Coast. Along this corridor there are two major zones, a commercial district and an industrial park. This pathway establishes a sense of place to the area, by being the principal transportation corridor, passing along historic structures and the downtown commercial center.

*Unique Downtown Core*

The downtown is located on upper Guadalupe Street (see Figure 12-1), which is home to many local serving businesses including a theater, restaurants, grocery stores, and local retail stores. Furthermore, there are historical buildings with unique architecture that are important landmarks to the community.

*Architecture*

The City of Guadalupe General Plan (2002) recognizes the value of the historical architecture of downtown Guadalupe. The community values historical architectural details and materials that reflect an architectural style and simpler time. Such buildings are in effect, monuments to the City's heritage and signposts for the future (as these can help guide the design of new, well-integrated development projects). Un-reinforced masonry, brick buildings, and terrazzo materials and styles are present in the downtown core.

*Landmarks*

The City has various landmarks that add to the visual quality in the community. For example, the downtown historical buildings, the Vietnam memorial, the cemetery, murals, parks, the water tower, and the Amtrak station contribute to Guadalupe's sense of place and indicate the diversity of local history. These landmarks are illustrated in figure 12-4, 12-5, and 12-6.

Figure 12-4. Vietnam Memorial

Source: Cal Poly, 2008

Figure 12-5. Water Tower

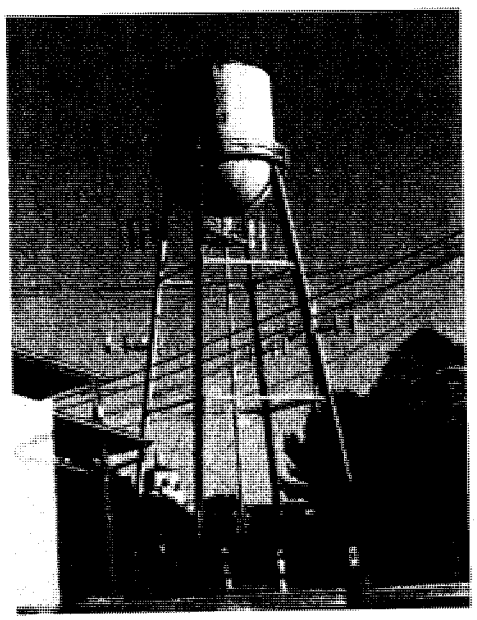
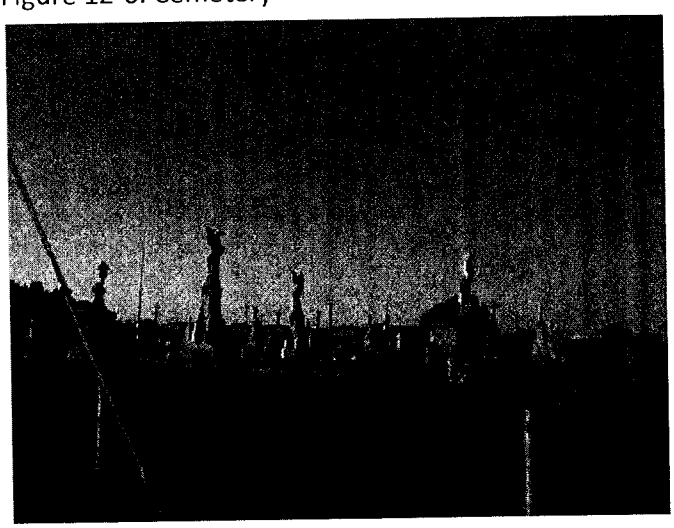


Figure 12-6. Cemetery



*Murals*

Murals provide insight to Guadalupe's identify, history, and sense of place. Figures 12-7, 12-8, 12-9, 12-10, and 12-11 illustrate examples of existing murals in Guadalupe.

Figure 12-7. Mural on Downtown Building

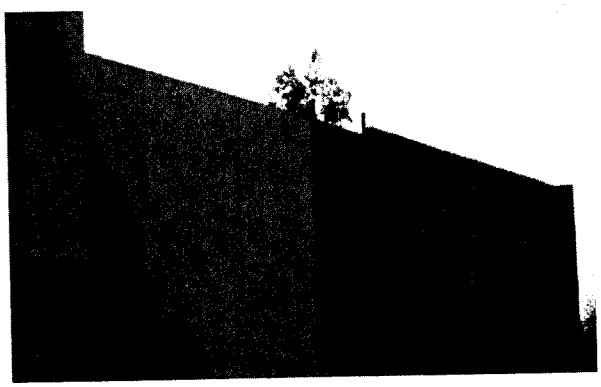


Figure 12-8. Image of Marine Life, Main St.

Figure 12-9. Image of Dunes in Downtown

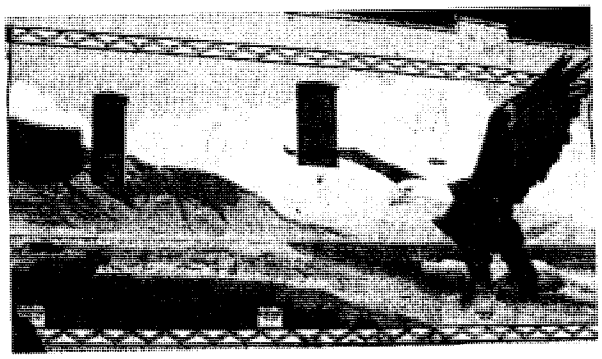
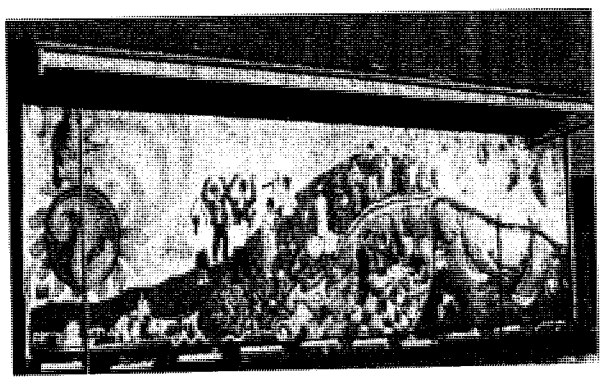


Figure 12-10. Image of Dunes in City Hall

Figure 12-11. Latino Culture, Farm Workers, and Dunes



Source: Cal Poly, 2008

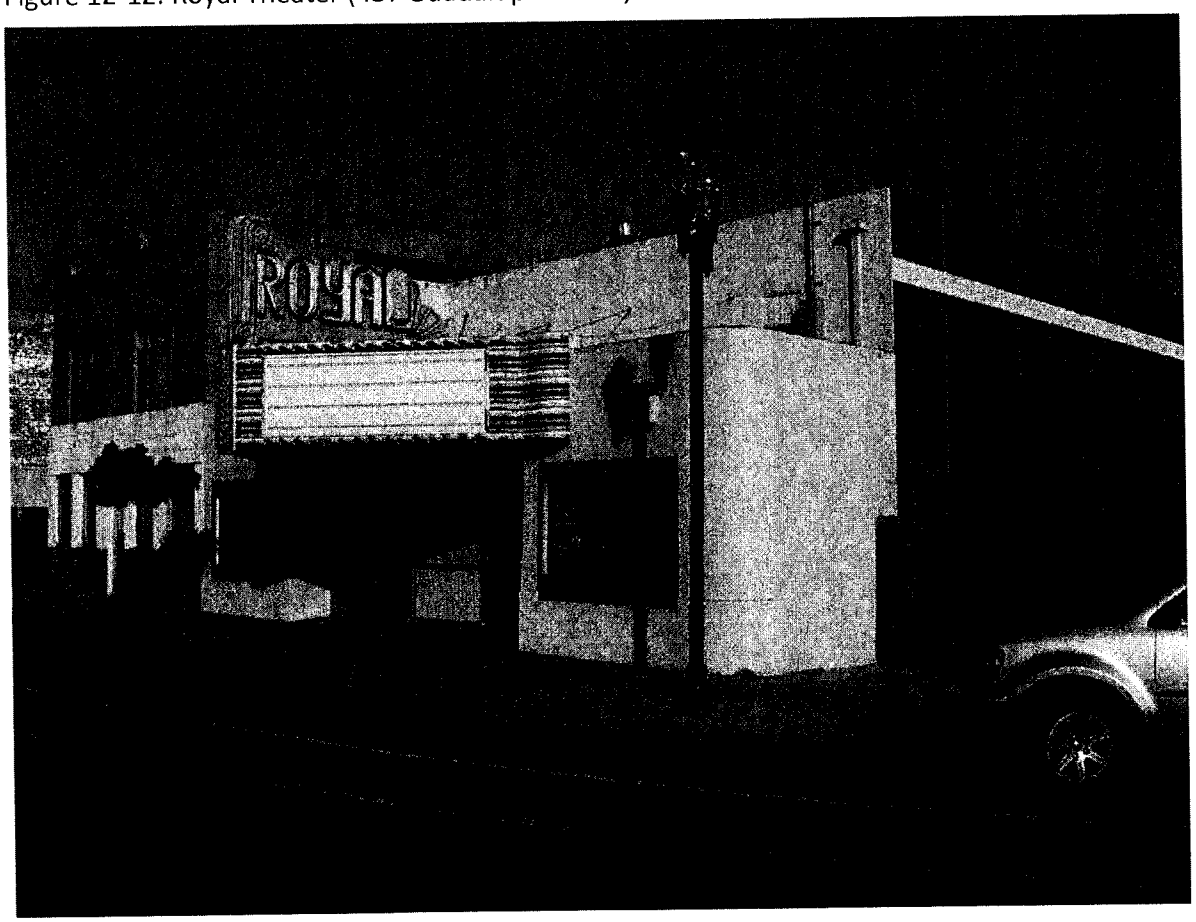
### Historic Resources

The City of Guadalupe has several historic sites that help create the unique character of the city. The Rancho de Guadalupe Historical Society was formed in 1989 by residents who are committed to preserving the cultural history of the area. Currently, the museum site is located at 1025 Guadalupe Street, near the north entrance to the City on SR 1. The Historical Society offers a city map showing over thirty historically significant sites that are accessible on foot within a short walking distance from the museum.

### Historically Significant Sites

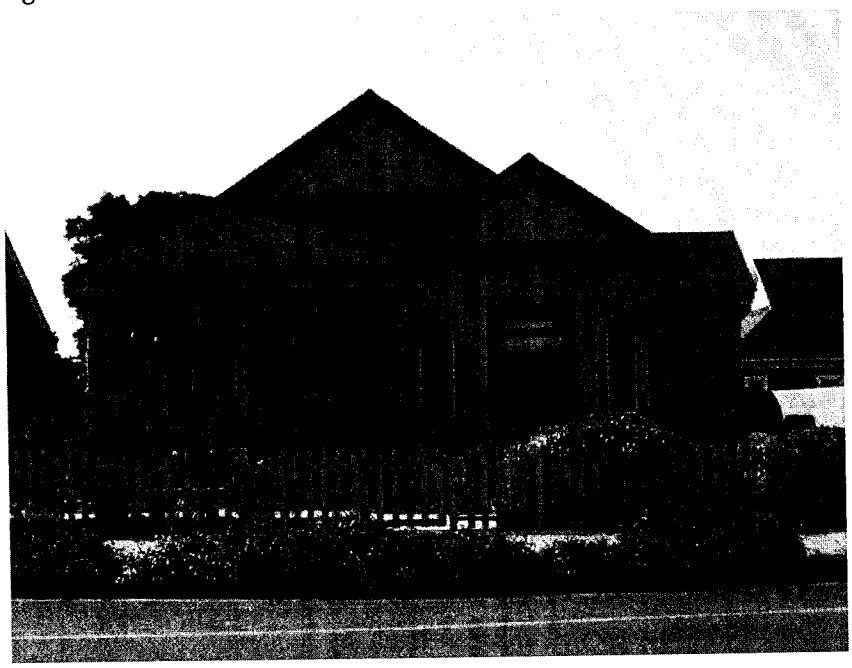
Figures 12-12, 12-13, 12-14, and 12-15 are images of historically significant sites in the City of Guadalupe that can be visited at any time. Although none of these sites are registered as historical landmarks, each one contributes to the historic culture that the City of Guadalupe holds.

Figure 12-12. Royal Theater (437 Guadalupe Street)



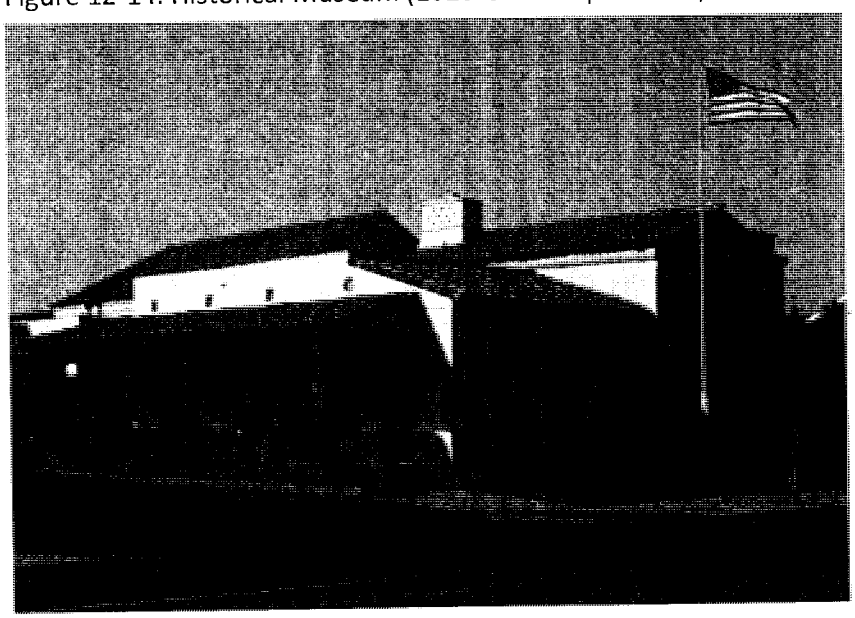

Source: Cal Poly, 2008

Figure 12-13. Cultural Resource Center (1065 Guadalupe Street)



Source: Cal Poly, 2008

Figure 12-14. Historical Museum (1025 Guadalupe Street)



Source: Cal Poly, 2008

Figure 12-15. Katayama Clock (in front of 945 Guadalupe Street)

Source: Cal Poly, 2008

**Cultural Resources**

The area surrounding Guadalupe has a long history of culture beginning with the Chumash people who lived on this land and in surrounding areas thousands of years ago. Many cultural transitions have helped shape the community of Guadalupe; from expeditions and explorations to stage coach stop to agricultural business, which remains the heart of the area is productive activity today. The Guadalupe Cultural Arts & Education Center, located at 1065 Guadalupe Street near the north entrance to the City on SR 1, was established by two residents, Margie & Joe Talaugon, to celebrate and promote the history, culture, and experiences of the city.

## 12.5 Implications and Emerging Directions

### Issues Affecting Guadalupe

*Downtown Core*

The downtown core has many commercial buildings that need rehabilitation and improvement. In order to provide a welcoming ambiance to visitors, there is a need for better visibility into interior of local businesses. Therefore, buildings need storefront and entryway improvements.

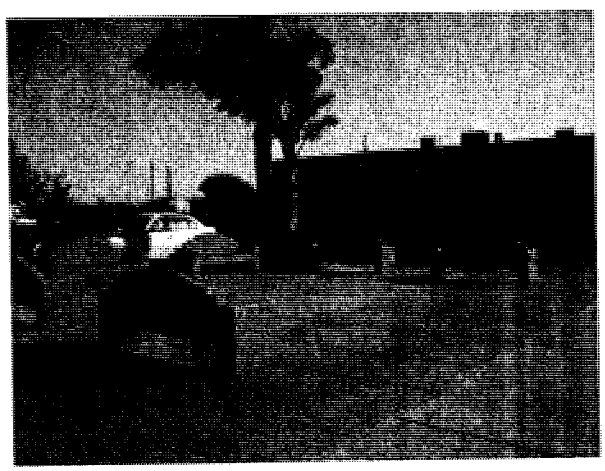
These issues can be addressed by adopting guidelines for the maintenance of the following design elements:

- Storefronts
- Signs
- Window treatments
- Grills
- Awnings
- Street Wall
- Lighting

*Underutilized Downtown Plaza*

The small plaza next to the Vietnam memorial (Figure 12-16) is dominated by parking and is an unfriendly environment for pedestrians. The plaza shown in Figure 12-16 and Figure 12-17 have unique features that include a mural, kiosk, and benches. Residents have identified that the benches in Figure 12-16 are underutilized because the benches face the street and contribute to the feeling of exposure.

Figure 12-16. Parking Dominated Plaza



Source: Cal Poly, 2008

Figure 12-17. Gazebo in Parking Lot

Source: Cal Poly, 2008

*Historic Preservation*

Several buildings in the downtown core are historically significant and should be protected. Guidelines should be in place to provide guidance for treatment of historical structures, new construction, and additions to ensure compatible and respectful development. These buildings and monuments are identified on the map in Appendix 12-1.

*Gateways*

Entering the City from the north there is no welcome sing or gateway. In the south, a small sign exists that can be improved. Gateways establish a sense of space and contribute to the spatial

definition of Guadalupe. Community stakeholders have identified that two gateways are planned for construction, at the North and South entrances of the City.

*Streets, Sidewalks and Sidewalk Width*

Along the downtown there are a few portions of extended sidewalks that provide landscaped areas (Figure 12-18). However, providing more sidewalk extensions at the corners and other areas in the downtown can reduce vehicular speed, encourage outdoor dining, and provide a safer pedestrian environment. In 2009, sidewalk bulb-outs are limited to mid-block locations. They should also be located at street corners to promote walking and shopping, and to provide additional room for landscaping. See Figures 12-19 and 12-20.

Figure 12-18. Downtown Streetscape

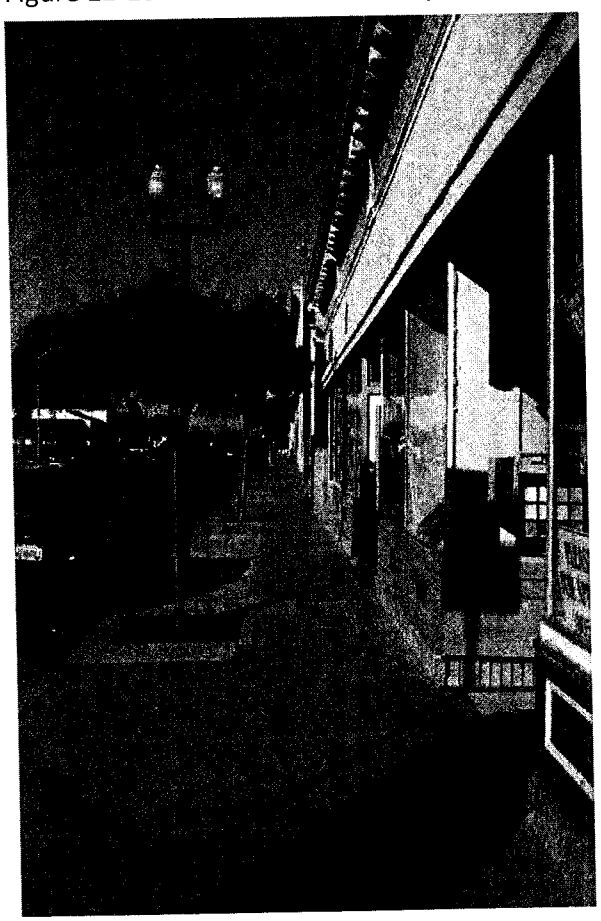


Figure 12-19. Mid-Block Bulb-Out

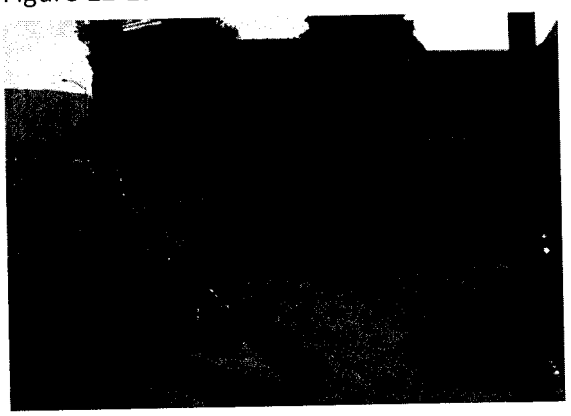
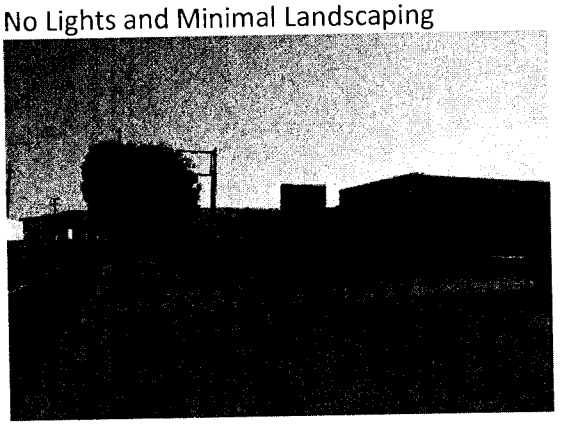


Figure 12-20. Lower Guadalupe Street, No Lights and Minimal Landscaping



**Industrial area**

The industrial zone is located in the center of town, separating the residential areas. This zone has large lot sizes, large warehouses and lacks both landscaping and sidewalks. As a result, the

commercial corridor abutting the industrial area needs improvement and has some vacant structures.

*Buffer Zones and Noise Issues*

Guadalupe has minimal landscaping and transition areas, creating conflict between land uses. The downtown core and recent residential development along Main Street are few places in town that have landscaping. Better landscaping should be incorporated around the industrial park, train tracks and agricultural areas to provide buffer zones between different types of uses and address noise, agricultural and industrial pollution.

Figure 12-21. Walls and Landscaping

Source: Cal Poly, 2008

Figure 12-22. Absence of a Buffer

Source: Cal Poly, 2008

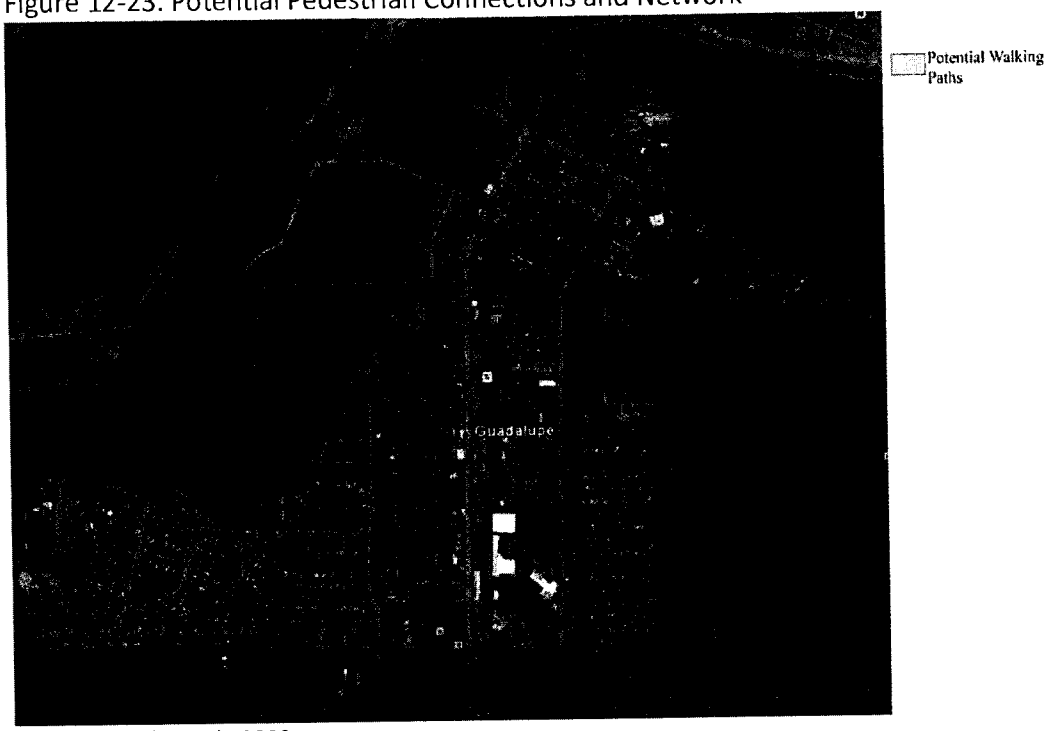
*Railroad tracks*

Homes and pedestrians in the North of the City are exposed to the railroad. The railroads isolate residential neighborhoods in the eastside and hinder connections to the downtown core. Visual or noise buffers like architecturally designed walls with landscaping can protect homes and pedestrians that are exposed to railroad traffic. The rail tracks in the South of the City are hidden from pedestrians and streets by industrial buildings.

*Continuity and Connections*

The lower southwest residential neighborhoods lack pedestrian connection to the downtown core. Walking trails and bike paths along the riparian ecosystem should be encouraged, as shown in Figure 12-23. Neighborhood sidewalks and streets can feed into a major lighted pathway that connects City parks. Furthermore, Leroy Park does not have adequate access; therefore Pioneer Street can be extended to increase continuity and connectivity. Additionally, there are streets in the downtown core that do not have sidewalks and access to Guadalupe Street.

Figure 12-23. Potential Pedestrian Connections and Network




Source: Google Earth, 2008

*Pedestrian Bridge*

The rehabilitation of the pedestrian bridge is necessary to improve access into the downtown core. The bridge over the railroad tracks is a major walking corridor that connects the eastside of the City to the downtown core.

*Future trends*

A complete tentative outline of the future trends is shown in Appendix 12-2.

## Appendix 12-1. Potentially Historic Buildings and Sites

Source: Google Earth (October 2008) and Rancho de Guadalupe Historical Society & Museum (May 2003)

**Description**

1. Giacomini Home 1900
2. Calloway-Wise Home 1895
3. Grisingher Home 1898
4. Cultural Arts Center / Rosenblum Home 1920
5. Dunes Center / Grisingher Home 1912
6. National Wildlife Service / Bassi Home 1922
7. Historical Society Museum / American Legion Post #371 -Veterans Building 1931
8. Napa Auto Parts - Druids Lodge / 1914 & Masonic Lodge 1913

9. Bondietti Buildings / Katayama Clock 1912 / 1917
10. Far Western Tavern / Palace Hotel 1958 / 1912
11. Margie & Joe's Café / El Ray Liquors 1940
12. Genoa Hotel (site) 1900
13. Chicago Chop Suey 1926
14. King Falafel Café / Bud Wong's New York Restaurant / Hop Sing Tong Benevolent Ass'n 1926
15. Masatani's Market 1922
16. Royal Theater 1939
17. Vietnam Memorial 2002
18. Santa Florita Hotel / Central Hotel 1919
19. Campodonico Store 1894
20. Grisingher Buildings 1916
21. Commercial Hotel 1923
22. Franklin Home 920
23. Tognazzini Home 1920
24. Dolcini Home 1901
25. Campodonico Home 1902
26. Guadalupe Jail 1926
27. Water Tank 1928
28. Buddhist Temple 1915 / 1950
29. Fleck/Wooley Home 1900
30. Tenrikyo / Fourth N. American Church 1948
31. Our Lady Guadalupe Church 1875 / 1957
32. Aratani Home 1925
33. Guadalupe City Hall 1931

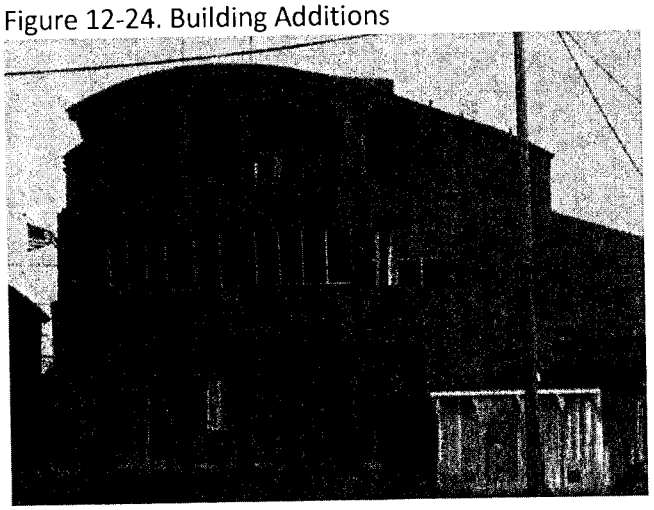
## Appendix 12-2. Future Trends

The following recommendations are derived from field observations and community input. The following sections highlight the directions that will guide City aesthetic policy and development standards.

*Architecture*

1. Introduce residential architectural guidelines to beautify residential housing stock and include the protection of historical residential dwellings.
2. Maintain, preserve, and rehabilitate existing commercial buildings.
3. Encourage complementary and new development in the downtown district.
4. Design additional guidelines for storefronts and facades to increase storefront visibility and encourage Downtown shopping and interesting displays.
5. Encourage articulation of new construction.
6. Design guidelines for new construction and additions. Figure 12-24 shows an addition to a historical building.
7. Create architectural guidelines for the rear of buildings along Pioneer Street.
8. Maintain a street wall in the downtown district.
9. Create interim architectural guidelines to rehabilitate unused buildings in the shopping district.
10. Protect ornamentation and details of historical buildings
11. Encourage use of period roll-up fabric awnings that compliment Downtown period architecture.

Figure 12-24. Building Additions



Source: Cal Poly, 2008

*Landscape and Streetscape*

1. Improve streetscape and landscape along the industrial park area.
2. Introduce corner sidewalk extensions in the downtown core (bulb-outs).

3. Revive lower Guadalupe Street by improving the streetscape and adding lighting.
4. Provide appropriately-designed street furniture
5. Provide street trees that create canopy, texture and seasonal interest
6. Provide interesting pedestrian street lighting for both safety and aesthetic interest.
7. Promote public art and seasonal displays

*Land Use*

- Encourage higher residential and commercial density in the downtown district.
- Encourage outdoor dining in the downtown district.
- Determine areas for mixed-use development.
- Determine opportunities for adaptive reuse.

*Circulation and Connectivity*

- Increase pedestrian and bike path connections through an improved network.
- Increase connection to Leroy Park via Pioneer Street.
- Provide better pedestrian connections to the downtown district from all part of town
- Rehabilitate the bridge over the railroad tracks.

*Parks, Open Space, and Agricultural Lands*

- Encourage a plaza and or park in the downtown district.
- Develop and enhance park design and playgrounds around the City of Guadalupe.
- Increase connectivity between parks.

*Sustainable Design*

- Encourage the use of drought resistant plants.
- Conserve water by limiting large lawns.
- Encourage development near transit stops and community amenities.
- Encourage the use of pervious pavements.
- Introduce energy efficient appliances.
- Encourage LEED-ND development.
- Include "green" and sustainability principles in new development.
- Encourage the use of native species in landscaping.

*Public Facilities*

- Provide design guidelines for patios and playgrounds in schools and public facilities to ensure compatibility with agricultural lands.

*Culture and Landmarks*

- Protect and preserve landmarks.
- Preserve public art and murals.
- Establish community gateways.

*Social Environment*

The City of Guadalupe has a strong social element that helps shape the community and its sense of place. Through conversations with citizens of Guadalupe and community meetings, the context of the social environment can be seen in the people. The fundamental underpinning of each element are the people who make up the community. Specific items that have been brought to the forefront in community meetings are:

1. Desire for a more walkable community.
2. Maintain and promote an inviting downtown district.
3. Preserve the historic feel of the downtown district.
4. Introduce a local farmers market.
5. Showcase agricultural background with an annual festival.

Each of these items relate to the residents of the City of Guadalupe and their desire to enhance community connections. This social environment plays a significant role in the City's sense of place.