



# CITY OF BUELLTON

## PLANNING COMMISSION AGENDA

**Regular Meeting of April 2, 2015 – 6:00 p.m.  
City Council Chambers  
140 West Highway 246, Buellton, California**

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

### **CALL TO ORDER**

Chair Lisa Figueroa

### **PLEDGE OF ALLEGIANCE**

Vice Chair Reif

### **ROLL CALL**

Commissioners Brian Dunstan, Art Mercado, Joe Padilla, Vice Chair Foster Reif and Chair Lisa Figueroa

### **REORDERING OF AGENDA**

### **PRESENTATIONS**

None

### **APPROVAL OF MINUTES**

#### **1. Minutes of the regular Planning Commission meeting of March 19, 2015**

### **PUBLIC COMMENTS**

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

### **CONSENT CALENDAR**

None

**CONTINUED PUBLIC HEARINGS**

- 2. Resolution No. 15-05 – “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Final Development Plan (14-FDP-05) for the Terravant Annex Storage Facility, Construction of a New 54,000 Square Foot Building on a 128,857 Square Foot Parcel Located at 80 Industrial Way, Assessor’s Parcel Number 099-690-053, and Making Findings in Support Thereof”**  
❖ *Staff Contact: Irma Tucker, Contract Planner*

**NEW PUBLIC HEARINGS**

None

**OTHER BUSINESS**

- 3. Preliminary Review of the Chumash Mixed Use Project 15-FDP-01**  
❖ *Staff Contact: Angela Perez, Assistant Planner*

**WRITTEN COMMUNICATIONS**

**PLANNING COMMISSIONER COMMENTS**

**PLANNING DIRECTOR REPORT**

**ADJOURNMENT**

To the next regularly scheduled Planning Commission meeting of Thursday, April 16, 2015 at 6:00 p.m. in the Council Chambers located at 140 West Highway 246.

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

# CITY OF BUELLTON

## PLANNING COMMISSION MEETING MINUTES

**Regular Meeting of March 19, 2015 – 6:00 p.m.  
City Council Chambers, 140 West Highway 246  
Buellton, California**

### **CALL TO ORDER**

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

### **PLEDGE OF ALLEGIANCE**

Commissioner Mercado led the Pledge of Allegiance

### **ROLL CALL**

Present: Commissioners Brian Dunstan, Art Mercado, Joe Padilla, Vice Chair Foster Reif and Chair Lisa Figueroa

Staff: Contract Planner Irma Tucker  
Staff Assistant/Planning Technician Clare Barcelona

### **REORDERING OF AGENDA**

The Agenda was reordered to allow Item #2 to be heard after the Planning Directors Report.

### **PRESENTATIONS**

None

### **APPROVAL OF MINUTES**

#### **1. Minutes of the regular Planning Commission meeting of February 5, 2015**

##### **MOTION:**

Vice Chair Reif moved and Commissioner Mercado seconded the motion to approve the Minutes of February 5, 2015

##### **VOTE:**

Motion passed by 5-0 voice vote.

**PUBLIC COMMENTS**

None

**CONSENT CALENDAR**

None

**NEW PUBLIC HEARINGS**

None

**OTHER BUSINESS**

None

**WRITTEN COMMUNICATIONS**

None

**PLANNING COMMISSIONER COMMENTS**

None

**PLANNING DIRECTOR REPORT**

Contract Planner Irma Tucker updated the Commission on recent City Council actions and the status of various projects.

**CONTINUED PUBLIC HEARINGS**

2. **Resolution No. 15-05 – “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Final Development Plan (14-FDP-05) for the Terravant Annex Storage Facility, Construction of a New 54,000 Square Foot Building on a 128,857 Square Foot Parcel Located at 80 Industrial Way, Assessor’s Parcel Number 099-690-053, and Making Findings in Support Thereof”**

Commissioner Padilla recused himself from the Dais due to his company having a financial interest in the item.

**STAFF REPORT:**

Contract Planner Irma Tucker presented the staff report recommending that the item be continued to the April 2, 2015 Planning Commission Meeting.

**SPEAKERS/DISCUSSION:**

Chair Figueroa opened the Public Hearing at 6:12 p.m.

**MOTION:**

Commissioner Mercado moved and Vice Chair Reif seconded the motion to continue the Public Hearing to the April 2, 2015 Planning Commission meeting.

**VOTE:**

Motion passed with a 4-0 voice vote.

**ADJOURNMENT**

Chair Figueroa adjourned the meeting at 6:13 p.m. to the next regular scheduled meeting of the Planning Commission to be held April 2, 2015 at the City Council Chambers, 140 West Highway 246, Buellton.

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Lisa Figueroa, Planning Commission Chair

ATTEST:

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Clare Barcelona, Planning Commission Secretary

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

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

Planning Director Review: \_\_\_\_\_  
Planning Commission Agenda Item No:     2    

To: The Honorable Chair and Commission Members

From: Irma Tucker, Contract City Planner

Date: April 2, 2015

Subject: Continuation of Public Hearing and Action re:  
Resolution No. 15-05 – “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Final Development Plan (14-FDP-05) for the Terravant Annex Storage Facility, Construction of a New 54,000 Square Foot Building on a 128,857 Square Foot Parcel Located at 30 Industrial Way, Assessor’s Parcel Number 099-690-053, and Making Findings in Support Thereof”

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**BACKGROUND / DISCUSSION**

**Owner:** Kaygrape, LLC  
**Applicant:** Lew Eisaguirre, Terravant Wine Company  
**Zoning:** M (Industrial & Manufacturing) and OS (Open Space)  
**APN:** 099-690-053

The project consists of a **Final Development Plan (14-FDP-05)** for the construction of a new building with a footprint of 48,600 square feet and 54,000 of total gross floor area. The project is situated on a 128,857 square foot parcel at 30 Industrial Way (*updated address*), Assessor’s Parcel Number 099-690-053 (Vicinity Map – **Attachment 1**). Referred to as the Terravant Annex, the proposed building would accommodate wine tank storage and bottling operations for Terravant Wine Company.

The public hearing was opened at the Planning Commission meeting of March 19, 2015; no public comments were received and the open public hearing was continued to April 2, 2015, for possible action. As of this date, the City has not received revised plans or information from the Applicant to complete our review. It is therefore necessary to continue the public hearing to a future meeting of the Planning Commission.

**RECOMMENDATION**

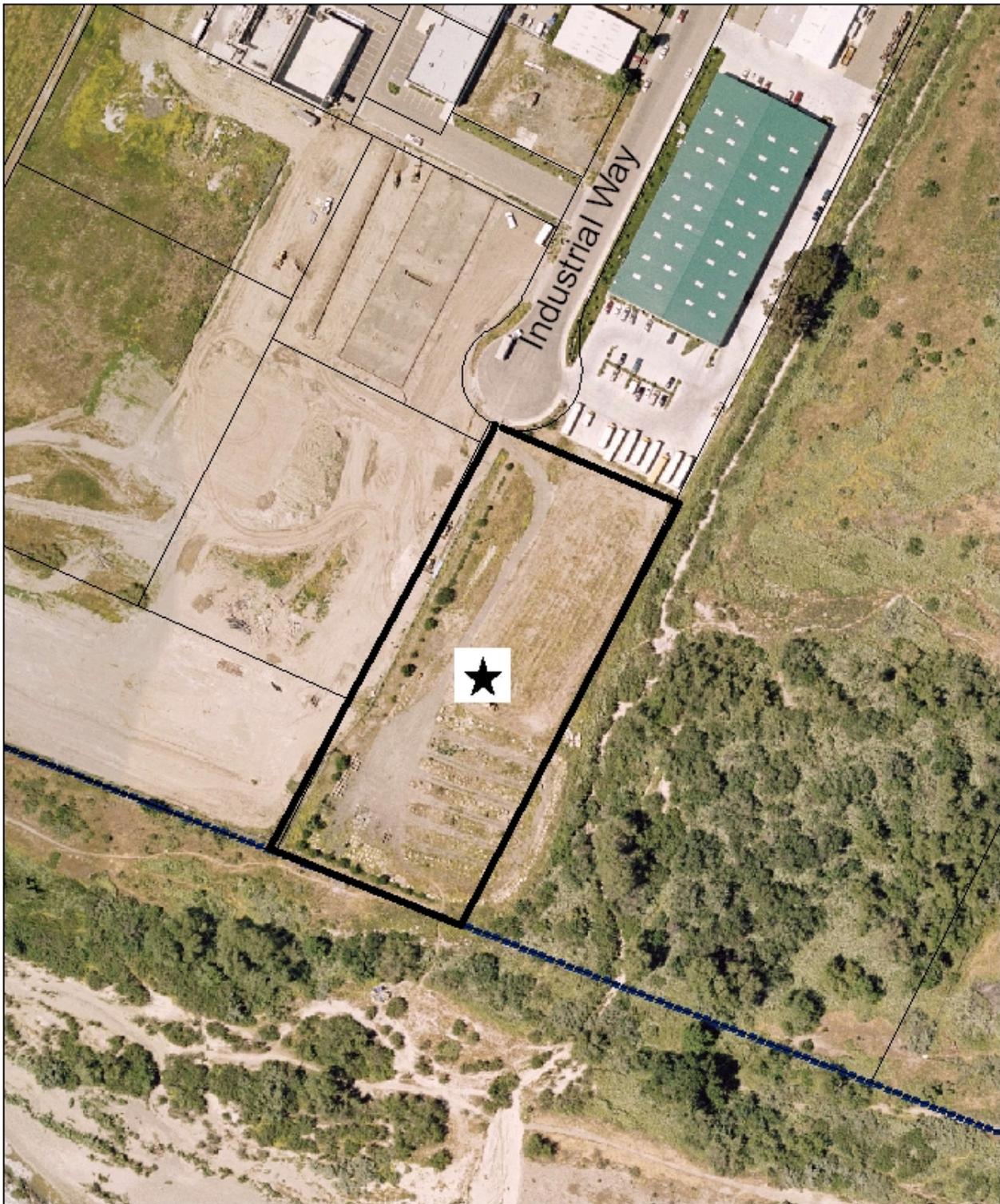
That the Planning Commission continue the open public hearing to the regular meeting of the Planning Commission of April 16, 2015, for possible action.

**ATTACHMENTS**

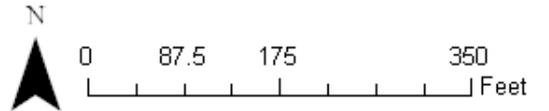
Attachment 1 – Vicinity Map

# Attachment 1

## Terravant Annex - Vicinity Map



★ Subject Property



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

Planning Director Review: \_\_\_\_\_  
Planning Commission Agenda Item No: \_\_\_\_\_ 3

To: The Honorable Chair and Commission Members  
From: Angela Perez, Assistant Planner  
Date: April 2, 2015  
Subject: Preliminary Review of the Chumash Mixed Use Project  
15-FDP-01

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**BACKGROUND/DISCUSSION**

**Owner:** Chumash Buellton Apartments, LLC  
**Agent:** Sid Goldstien  
**Zoning:** CR (General Commercial)  
**APN:** 137-170-011

The proposed project is the development of a mixed use building on vacant land located at 560 Avenue of Flags. The site is 0.76 acres (approximately 33,105 square feet). This is the property where a secondary vehicle access/pedestrian access for the Buellton Apartments project was approved. As noted on the plans, the access improvements are labeled as existing and will be constructed as part of the Buellton Apartments project.

The project consists of one building with two stories. The highest point on the building is 35.83 feet. The maximum height permitted is 35 feet. Section 19.02.220.G of the Buellton Municipal Code allows a variable height limit for properties with frontage along Avenue of Flags. A Development Plan Modification would be required for the height.

The architecture is Agrarian as described in the Community Design Guidelines. The architecture and colors are meant to compliment the architecture of the Buellton Apartments.

The project consists of 7,911 square feet of commercial space on the first floor and seven apartments on the second floor. The apartments include three studios, 2 one-bedrooms, and 2 two bedroom units. All the apartments have balconies. There is also an outdoor space at the southwest corner of the building that could be used for an outdoor patio for the commercial space.

The maximum density for a mixed use project in the General Commercial zone is 10 units per acre. Seven units is the maximum permitted at this site. The inclusionary zoning regulations require that 15% of the residential units be affordable, which means 1.05 units should be affordable. An in-lieu fee could be paid instead of providing the affordable housing.

There is more parking proposed than is required by the Municipal Code. The mixed use regulations allow a minimum of 1 space per residential unit. The parking calculations on the plans show the typical parking requirements for apartments. This includes additional parking spaces for larger units and visitor parking. Motorcycle parking is proposed. Staff suggests that the minimum amount of parking be provided in order to provide the required additional landscaping since the project does not meet the required 15% landscape requirement of the mixed use regulations.

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

The architectural, landscape, and civil plans are attached. Also attached is a vicinity map. The project is subject to the design requirements of the mixed use regulations, Chapter 19.18 of the Municipal Code.

#### Initial Staff Review

After an initial review, the project is inconsistent with landscaping requirements. Also, more information is required in order to determine if the project is consistent with the open space requirement for residential units in a mixed use project. The following are initial comments regarding landscaping and open space:

- At least 15% of the net site area shall be landscaping. The amount of landscaping shown on the plans is 8.4%. For mixed use projects, up to twenty-five (25) percent of the required landscaped area may be decorative hardscape, including, but not limited to, decorative paving, fountains, statues or other artwork, and seating areas. Staff recommends a wider landscaping strip along the Avenue of Flags frontage, more trees and a variety of trees (only one species is provided).
- An open space area of two hundred fifty (250) square feet per residential unit, exclusive of the required landscaping, is required. These open space areas shall contain usable amenities, including, but not limited to, outdoor seating areas, barbecues, child play areas, water features, pools/spas, basketball or volleyball courts, and similar amenities. Private patio or balcony areas can be included in the required area. Each of the apartments has a balcony, however it is unclear if they meet this requirement as the calculation of open space is not provided.

The following are additional staff comments on the project:

- Mixed use regulations require that sixty (60) percent of the parking spaces be located to the rear of a mixed-use development. The design meets this requirement, however screening is also required for parking areas. The recommendations for screening include a decorative low wall, fence, or landscaped berm of sufficient size and density to partially screen automobiles.
- Irrigation plans are required. The conceptual landscape plan describes irrigation, but doesn't show it on the plans.

- The retaining wall along the west side of the property blocks pedestrians from directly entering the site unless they walk in the drive aisle. Pedestrian friendly access from the Avenue of Flags sidewalk shall be provided
- Tenant signs are shown on the building. Details regarding the size, design, colors, and materials for the proposed signs are required. Will a monument sign be proposed?
- One loading space is required for the commercial space.
- Bicycle parking shall be added to the plans.
- There is some concern for the north elevation and its appearance. The wall has two different types of block – split face and smooth face. Typically, smooth face block is not permitted.
- The Community Design Guidelines recommend horizontal siding for projects with Agrarian architecture. Vertical siding is proposed and this needs to be changed. Horizontal siding is consistent with other projects in the area, such as Buellton Apartments and Vintage Walk.
- The mixed use performance standards are required to be met.
- A photometric plan was provided with the initial submittal. However, it does not show the lumens along all property lines. The plan shall be revised to include this.

The Public Works Director hasn't finished reviewing the preliminary drainage and stormwater report. However, there do not appear to be any major issues. The applicant will be required to provide an exhibit that shows revised floodplain limits based on the Federal Emergency Management Agency (FEMA) accepted flows from the original MAC study.

Staff has not received the architecture and landscape design comments as of the preparation of this staff report. They will be forwarded to the Planning Commission once they are ready.

Comments and corrections from staff and the Planning Commission will be summarized in an incomplete letter to the applicant. The applicant will then respond to the incomplete letter with a resubmittal of the project. If the resubmittal meets the requirements contained in the incomplete letter then the project will move forward with a public hearing with the Planning Commission. At that time the Planning Commission would take an action on the project.

## **RECOMMENDATION**

That the Planning Commission provide direction to the applicant and staff on the proposed project plans.

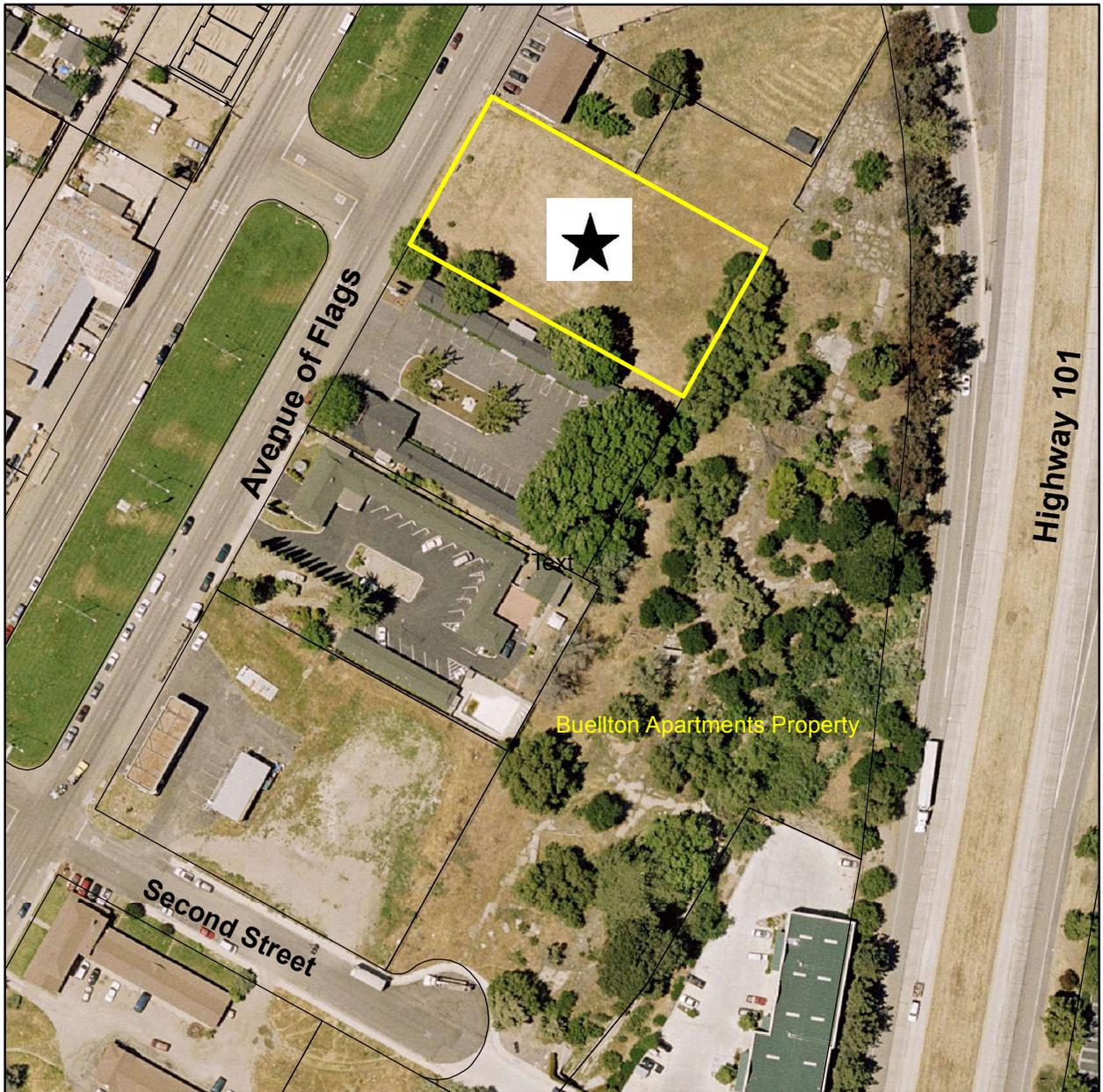
## **ATTACHMENTS**

Attachment 1 - Vicinity Map

Attachment 2 - Architectural, landscape, and civil plans ([Linked from City Website](#))



# Attachment 1 - Vicinity Map



**Legend**

-  City Parcels
-  Mixed Use Project Location

