



# CITY OF BUELLTON

## PLANNING COMMISSION AGENDA

**Regular Meeting of April 17, 2014 – 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 Adams

### **PLEDGE OF ALLEGIANCE**

Commissioner Mercado

### **ROLL CALL**

Commissioners Jason Fussel, Art Mercado, Foster Reif, Vice Chair Lisa Figueroa and Chair Craig Adams

### **REORDERING OF AGENDA**

### **PRESENTATIONS**

### **APPROVAL OF MINUTES**

- 1. Minutes of the regular Planning Commission meeting of March 20, 2014**

### **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

**NEW PUBLIC HEARINGS**

None

**CONTINUED PUBLIC HEARINGS**

None

**OTHER BUSINESS**

**2. Update on Existing and Upcoming Projects**

❖ *(Verbal Report - Staff Contact: City Manager Marc Bierdzinski)*

**WRITTEN COMMUNICATIONS**

**PLANNING COMMISSIONER COMMENTS**

**PLANNING DIRECTOR REPORT**

**ADJOURNMENT**

To the next regularly scheduled Planning Commission meeting of Thursday May 1, 2014 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 20, 2014 – 6:00 p.m.  
City Council Chambers, 140 West Highway 246  
Buellton, California

### CALL TO ORDER

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

### PLEDGE OF ALLEGIANCE

Commissioner Fussel led the Pledge of Allegiance

### ROLL CALL

Present: Commissioners Jason Fussel, Art Mercado, Foster Reif, Vice Chair  
Lisa Figueroa and Chair Craig Adams

Staff: City Manager Marc Bierdzinski  
Public Works Director Rose Hess  
Assistant Planner Angela Perez  
Staff Assistant/Planning Technician Clare Barcelona

### REORDERING OF AGENDA

None

### PRESENTATIONS

None

### APPROVAL OF MINUTES

#### 1. Minutes of the regular Planning Commission meeting of February 20, 2014

##### MOTION:

Commissioner Fussel moved and Commissioner Reif seconded the motion to approve the Minutes of February 20, 2014.

##### VOTE:

Motion passed by a 5-0 voice vote.

**PUBLIC COMMENTS**

None

**CONSENT CALENDAR**

None

**NEW PUBLIC HEARINGS**

2. **Resolution No. 14-03 – “A Resolution of the Planning Commission of the City of Buellton, California, Considering Recommendations to the City Council on Revisions to Title 19 (Zoning) of the Buellton Municipal Code (14-ZOA-01) Adding Wording to Section 19.06.240 (Temporary Uses) Relating to a Green Grocer Use as Part of an Existing Business, and Making Findings in Support Thereof”**

**STAFF REPORT:**

City Manager Bierdzinski presented the staff report.

**DOCUMENTS:**

Staff report with attachments (Section 19.06.240 of the Municipal Code)  
Resolution No. 14-03 with Exhibit A

**SPEAKERS/DISCUSSION:**

Chair Adams opened the Public Hearing at 6:10 p.m., there being no speakers the Public Hearing was closed at 6:11 p.m.

The Commission discussed the use and recommended allowing 10 hours per week on a given site with the required annual Temporary Use Permit.

**MOTION:**

Commissioner Reif moved and Commissioner Mercado seconded the motion to approve Resolution No. 14-03 – “A Resolution of the Planning Commission of the City of Buellton, California, Considering Recommendations to the City Council on Revisions to Title 19 (Zoning) of the Buellton Municipal Code (14-ZOA-01) Adding Wording to Section 19.06.240 (Temporary Uses) Relating to a Green Grocer Use as Part of an Existing Business, and Making Findings in Support Thereof” with an amendment to Section 19.06.240.A(4)(d) increasing the use to 10 hours per week.

**VOTE:**

Motion passed with a 5-0 roll call vote.

3. **Resolution No. 14-04 - “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Negative Declaration (13-ND-02) and a Time Extension (13-TE-03) Request for Final Development Plan (95-FDP-06), and Making Findings in Support Thereof”**

**STAFF REPORT:**

City Manager Bierdzinski gave the Commission a history of the development plan that was approved in the 1990's and stated that the Applicant is asking for a time extension to reactivate the proposed project. He stated that the architectural elevations and Conditions of Approval have been updated and went on to clarify that attachment 16 regarding the Café Tenant Improvement Plan has already been approved and is not a part of this application.

Assistant Planner Perez presented the Staff Report stating that the expansion meets all City zoning regulations and General Plan policies. She recommended that the Commission consider the adoption of Resolution 14-04 with revisions to Section 1 and Condition #1 regarding the project description, Condition #28 correcting the number of parking spaces and adding a condition requiring a trail easement.

**DOCUMENTS:**

Staff report with attachments (Vicinity Map, County Conditions of Approval, Planning Commission Resolution No. 96-01, Title Sheet, Site Grading Plan, Sewer Plan, Water Plan, Road Plan, Details, Erosion Control Plan, Electrical Plans, Pool Pavilion Plans, Pool Bathroom Plans, Pool Lounge Plans, Tent Bathroom Plans, Café Tenant Improvement Plan, Negative Declaration, Buellton Municipal Code Section 19.08.120.H) Planning Commission Resolution No. 14-04

**SPEAKERS/DISCUSSION:**

Public Works Director Hess addressed the Commission stating that the City will be requesting that a 20 foot easement be dedicated for trails on the southern end of the park as a Condition of Approval with the following wording: "Applicant shall dedicate an easement for trail purposes to the City of Buellton with a minimum width of 20 feet in the area south of the active Flying Flags RV Park and Camp Sites but above the active Santa Ynez Riverbed. Final location shall be approved by the Applicant, Public Works Director and the City Manager. Design shall provide safeguards to protect habitat, wildlife and water quality. Applicant shall support the River Trail development process and be an active advocating partner".

The Commission discussed the proposed trail easement, location, grading and landscaping. They recommended adding language to the Resolution stating that the easement location will be determined by Staff.

Chair Adams opened the Public Hearing at 6:35 p.m.

Dan Bauman, Applicant/Manager at Flying Flags RV Resort, stated that Flying Flags has been providing excellent guest services at a first class facility since 1971. He went on to describe the proposed improvements stating that the additional sites will add an increase to the TOT (Transit Occupancy Tax) for the City of Buellton.

Sid Goldstien, Project Engineer, introduced Rick Kippers and Billy Davis who will be overseeing the project.

Matt Snyder, Buellton Chamber of Commerce Director/Business Owner, commented that a tremendous amount of business comes to his store by way of people camping with their pets.

Peggy Brierton, 225 Teri Sue Lane, Buellton, is in favor of the project and recommends build out of the trail now rather than later.

Kathy Vreeland and Ron Anderson from the Buellton Chamber of Commerce and Joe Padilla, Terravant, all spoke in favor of the project moving forward.

Chair Adams closed the Public Hearing at 6:55 p.m.

The Commission concurred in favor of the proposed time extension and addition of a trail easement.

**MOTION:**

Commissioner Fussel moved and Commissioner Mercado seconded the motion to approve Resolution No. 14-04 - "A Resolution of the Planning Commission of the City of Buellton, California, Approving a Negative Declaration (13-ND-02) and a Time Extension (13-TE-03) Request for Final Development Plan (95-FDP-06), and Making Findings in Support Thereof" with the revisions noted by staff and the addition of a trail easement condition.

**VOTE:**

Motion passed with a 5-0 roll call vote.

**CONTINUED PUBLIC HEARINGS**

None

**OTHER BUSINESS**

None

**WRITTEN COMMUNICATIONS**

None

**PLANNING COMMISSIONER COMMENTS**

Chair Adams stated that he will not be present for the April 3<sup>rd</sup>, 2014 Planning Commission meeting.

**PLANNING DIRECTOR REPORT**

City Manager Bierdzinski updated the Commission on the status of various projects and upcoming events including the near completion of the Plains Pipeline project and the commencement of grading at the Crossroads Center site.

## ADJOURNMENT

Chair Adams adjourned the meeting at 7:10 p.m. to the next regular scheduled meeting of the Planning Commission to be held April 3, 2014 at the City Council Chambers, 140 West Highway 246, Buellton.

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Craig Adams, 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.**