



CITY OF BUELLTON

PLANNING COMMISSION AGENDA

Regular Meeting of December 6, 2012 – 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 Fussel

PLEDGE OF ALLEGIANCE

Commissioner Adams

ROLL CALL

Commissioners Craig Adams, Foster Reif, Gerald Witcher, Vice Chair Art Mercado and Chair Jason Fussel

REORDERING OF AGENDA

APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of November 15, 2012

PUBLIC COMMENTS

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

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

OTHER BUSINESS

2. Project Update for 2013

PRESENTATIONS

3. Presentation to outgoing Commissioner Jerry Witcher

WRITTEN COMMUNICATIONS

PLANNING COMMISSIONER COMMENTS

PLANNING DIRECTOR REPORT

ADJOURNMENT

To the next regularly scheduled Planning Commission meeting of Thursday, January 3, 2013, 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 November 15, 2012 – 6:00 p.m.
City Council Chambers, 140 West Highway 246
Buellton, California

CALL TO ORDER

Chair Fussel called the meeting to order at 6:02 p.m.

PLEDGE OF ALLEGIANCE

Commissioner Witcher led the Pledge of Allegiance

ROLL CALL

Present: Commissioners Craig Adams, Foster Reif, Gerald Witcher, Vice
Chair Art Mercado and Chair Jason Fussel

Staff: Planning Director Marc Bierdzinski
Staff Assistant/Planning Technician Clare Barcelona

REORDERING OF AGENDA

The Agenda was reordered to hear the Planning Directors Report as this time.

PLANNING DIRECTOR REPORT

Mr. Bierdzinski updated the Commission on upcoming events.

APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of October 4, 2012

MOTION:

Commissioner Reif moved and Commissioner Adams seconded the motion to approve the Minutes of October 4, 2012.

VOTE:

Motion passed by a 5-0 voice vote.

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

None

OTHER BUSINESS

Vice Chair Mercado recused himself from the Dais due to the proximity of his residence to the Project.

2. Concept Review of the Crossroads Center at the Village Project, 11-FDP-02, 11-CUP-02, PM 31055

Planning Director Bierdzinski presented the Staff Report noting that the drive through components have been reduced from three down to two.

The Applicant, Ted Moore and the Architect, Chris Diesta, addressed the Commission outlining the proposed project with a power point presentation and requested input from the Commission.

The Commission discussed the following:

- Location of the anchor store
- Perimeter fencing and landscaping
- Elevations of the anchor store
- Pedestrian circulation

Peggy Brierton, 225 Teri Sue Lane, Buellton, addressed the Commission stating concerns regarding the proposed drive through businesses and also questioned the pedestrian circulation.

Overall, the Commission voiced support for the proposed project and are looking forward to reviewing the final plans.

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

None

ADJOURNMENT

Chair Fussel adjourned the meeting at 7:13 p.m. to the next regular scheduled meeting of the Planning Commission to be held December 6, 2012 at the City Council Chambers, 140 West Highway 246, Buellton, CA.

Jason Fussel, Planning Commission Chair

ATTEST:

Clare Barcelona, Planning Commission Secretary

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

CITY OF BUELLTON
Planning Commission Agenda Staff Report

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

To: The Honorable Chair and Commission Members
From: Marc Bierdzinski, Planning Director
Date: December 6, 2012
Subject: Project Update for 2013

BACKGROUND

Staff anticipates that the Planning Commission will reviewing and working on the following projects in 2013.

Development Projects

- Meritage Senior Complex – a 200 plus unit senior living in place complex along Jonata Park Road. The story poles are up and the Draft Environmental Impact Report will be out for public review in December. The Planning Commission has reviewed the conceptual plans for this project.
- Village Specific Plan Retail Project – the Planning Commission has reviewed the conceptual plans for this project.
- Zoo Property Housing Project – an Affordable Housing Overlay Zone (AHOZ) residential project is proposed for the old zoo property at the end of Second Street. The development plan application is expected to be submitted in December.
- Bowling Alley/Entertainment Center – the bowling alley proposal is back and is proposed on the vacant land west of the Terravant project. The development plan application is expected in early 2013.
- Village Specific Plan Senior Housing – a 90 to 100 unit senior housing complex is proposed on the Village Specific Plan property. The development plan application is expected to be submitted in early 2013.
- Village Specific Plan Hotel – a proposed hotel project may be coming forward in 2013.

City Projects

- Staff will continue to work with the sign committee to bring forward updates to the sign code.
- The comprehensive review of the entire zoning ordinance will be brought to the Planning Commission.
- The update to the Community Design Guidelines will be brought to the Planning Commission for review.
- Pending direction from the City Council in January, updates to the Avenue of Flags Urban Design Plan may be brought forward for review by the Planning Commission.
- The changes to the Affordable Housing Overlay Zone (AHOZ) sites has been tabled by staff due to activity on several of the sites and the soon to be updated Housing Element that relies on these sites to comply with our affordable housing requirements. Changes to the program will now occur after adoption of the next Housing Element in 2014.