CITY OF BUELLTON

PLANNING COMMISSION AGENDA

Regular Meeting of February 19, 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

Commissioner Padilla

ROLL CALL

Commissioners Brian Dunstan, Joe Padilla, Art Mercado, 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 February 5, 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

None

NEW 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"**

OTHER BUSINESS

WRITTEN COMMUNICATIONS

PLANNING COMMISSIONER COMMENTS

PLANNING DIRECTOR REPORT

ADJOURNMENT

To the next regularly scheduled Planning Commission meeting of Thursday, March 5, 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 February 5, 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 Dunstan led the Pledge of Allegiance

ROLL CALL

Present:	Commissioners Brian Dunstan, Art Mercado, Joe Padilla, Vice Chair Foster Reif and Chair Lisa Figueroa
Staff:	City Manager Marc Bierdzinski Contract Planner Irma Tucker Public Works Director Rose Hess Staff Assistant/Planning Technician Clare Barcelona

REORDERING OF AGENDA

None

PRESENTATIONS

None

APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of January 15, 2015

MOTION:
Commissioner Mercado moved and Vice Chair Reif seconded the motion to approve the Minutes of January 15, 2015

VOTE:
Motion passed by 5-0 voice vote.

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

2. **Resolution No. 15-04 – "A Resolution of the Planning Commission of the City of Buellton, California, Approving a Final Development Plan (14-FDP-04) for the Tilton Engineering Project, Construction of a New 15,000 Square Foot Building Located at 890 McMurray Road, Assessor's Parcel Number 137-500-016, and Making Findings in Support Thereof"**

RECOMMENDATION:
That the Planning Commission consider the adoption of Resolution No. 15-04 - "A Resolution of the Planning Commission of the City of Buellton, California, Approving a Final Development Plan (14-FDP-04) for the Tilton Engineering Project, Construction of a New 15,000 Square Foot Building Located at 890 McMurray Road, Assessor's Parcel Number 137-500-016, and Making Findings in Support Thereof"

DOCUMENTS:
Planning Department Staff Report with attachments (Vicinity Map, Architectural Plans, Landscape Plan, Civil Plans, Color Rendering, Photos of Story Poles)
Planning Commission Resolution No. 15-04

STAFF REPORT:
Contract Planner Irma Tucker presented the staff report.

SPEAKERS/DISCUSSION:
Steve Rarig, Agent for Tilton Racing, introduced Vladimir Milosevic, Architect, Todd Cooper and Jason Wahl, CEO, stating that they are in agreement with the Conditions of Approval and are available to answer questions.

Chair Figueroa opened the Public Hearing at 6:21 p.m.

Ron Anderson, Realtor and Chamber President, spoke in support of the project.

Cindy Taylor, 78 West Hwy 246, Buellton, asked if any residents were being displaced as a result of this project. The developer stated that there haven't been tenants at the location in years.

Larry Bishop, 511 Sycamore Drive, Buellton, stressed the need for bicycle racks. The developer answered that bicycle racks will be located inside the building for employees.

Nancy Emerson, 2106 Creekside, Solvang, representing Women's Environmental Watch (W.E.Watch), complimented the architect and owner on the use of dark sky friendly lighting.

Chair Figueroa closed the Public Hearing at 6:25 p.m.

Commissioner Mercado thanked the applicant for incorporating the suggestions of the Planning Commission into the final submittal.

MOTION:
Vice Chair Reif moved and Commissioner Mercado seconded the motion to adopt Resolution No. 15-04 by title only and waive further reading with the development plan modifications for landscaping and parking.

VOTE:
Motion passed with a 5-0 roll call vote.

3. **Resolution No. 15-03 – "A Resolution of the Planning Commission of the City of Buellton, California, Recommending that the City Council Approve a Circulation Element Amendment (15-GPA-01) Which Removes a New Street from the Circulation Element Map, and Making Findings in Support Thereof"**

RECOMMENDATION:
That the Planning Commission consider the adoption of Resolution No. 15-03 – "A Resolution of the Planning Commission of the City of Buellton, California, Recommending that the City Council Approve a Circulation Element Amendment (15-GPA-01) Which Removes a New Street from the Circulation Element Map, and Making Findings in Support Thereof"

DOCUMENTS:
Planning Department Staff Report with attachments (Existing Circulation Element Map, Vicinity Map, Revised Circulation Element Map)
Planning Commission Resolution No. 15-03

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

STAFF REPORT:
Public Works Director Rose Hess presented the staff report.

SPEAKERS/DISCUSSION:
Chair Figueroa opened the Public Hearing at 6:41 p.m.

Trey Pinner, Ranch Club Mobile Estates, expressed concerns regarding the removal of the "new street" designation from the Circulation Element.

Ron Anderson, Realtor, stated that this is a complicated issue and requested additional discussion before moving on to the City Council.

Morrie Jurkowitz, Ranch Club Mobile Estates, stated that development on Industrial Way could have been done differently and that Pamela Way will not support an influx of traffic from future development.

Harry Poor, 47 Industrial Way, Buellton, stated that the existing easements will stay in place and that he is in support of removing the public street reference.

Chair Figueroa closed the Public Hearing at 7:10 p.m.

Commissioner Reif suggested that all parties involved have additional dialogue as this item moves forward to the City Council.

MOTION:
Commissioner Mercado moved and Vice Chair Reif seconded the motion to adopt Resolution No. 15-03 by title only and waive further reading with additional wording stating that the Planning Commission strongly suggests that all parties involved meet and work out details before City Council approval and research the Pamela Way access.

VOTE:
Motion passed with a 4-0 roll call vote.

Commissioner Padilla returned to the Dais at 7:25 p.m.

OTHER BUSINESS

4. Discussion of Fast Food Restaurant Locational Restrictions

STAFF REPORT:
City Manager Bierdzinski presented the staff report.

SPEAKERS/DISCUSSION:
The Commission provided input to staff on the following:

- Definitions of fast food restaurants
- Limiting the location of fast food restaurants
- Encourage higher quality "sit down" type restaurants
- Identify areas where fast food restaurants would be prohibited

Peggy Brierton, 225 Teri Sue Lane, Buellton, agrees with the boundaries presented by staff with the exception of the area west of the 101 Freeway and Avenue of Flags. She went on to offer her definition of a fast food restaurant.

Ron Anderson, Realtor, stated that fast food restaurants are necessary for travelers along the 101 Freeway and Avenue of Flags.

The Commission agreed with the boundaries presented in the staff report and directed staff to refine the definition of fast food restaurants and bring the item back for additional discussion.

5. Discussion of Change to Community ID Sign Regulations

STAFF REPORT:
City Manager Bierdzinski presented the staff report.

SPEAKERS/DISCUSSION:
The Commission discussed the following:

- Parameters of digital technology
- Should advertisements by commercial businesses be prohibited
- Size, type and scale of sign
- Use of the sign for Amber Alerts and community events

Peggy Brierton, 225 Teri Sue Lane, Buellton, stated that the community is not in support of a large digital sign and suggested that the City's community ID sign regulations be re-written. She stated that a community ID sign should be inviting and welcoming to visitors and that the Commission should look into other sign options. Ms. Brierton presented the Commission with an informational handout.

Nancy Emerson, 2106 Creekside, Solvang, representing Women's Environmental Watch (W.E.Watch), stated that a digital sign would increase light pollution, cause visual blight, high energy use, driver distraction, inability to mitigate esthetic issues in an EIR, and the high cost of removal. Ms. Emerson presented a handout to the Commission.

Larry Bishop, 511 Sycamore Drive, Buellton, spoke against a digital sign and suggested more monument signs.

Ron Anderson, Buellton Chamber of Commerce President, stated the need for a community ID sign to draw tourism to Buellton and clarified that only one such sign is allowed and would be sponsored by the Chamber of Commerce.

Judi Stauffer, 1610 Cougar Ridge Road, Buellton, stated that a community ID sign should advertise that you are entering into a community and that the relocation of the sign currently on Norm Williams property to the north side of the 101 freeway doesn't make sense.

Cindy Taylor 778 W. Hwy 246, Buellton, spoke against a digital billboard and stressed that the sign should be for Buellton only.

Ed Andrisek, 330 W. Hwy 246, Buellton, spoke on the location of a community ID sign, is in favor of monument signs and stressed the need for highway calming signs on the west side of Highway 246.

Staff suggested that the Commission take time to digest the public testimony and bring the item back for further discussion.

The Commission concurred that they are not in favor of a digital sign but that a community ID sign is needed and directed staff to draft wording to include the following

- Necessity of a community ID sign
- Make the sign changeable with removable copy
- Clarify the legal ramifications of using sponsors with the City Attorney
- Investigate overpass sign
- Clarify who is funding the sign

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

None

PLANNING DIRECTOR REPORT

City Manager Bierdzinski updated the Commission on recent City Council actions and the status of various projects.

ADJOURNMENT

Chair Figueroa adjourned the meeting at 8:35 p.m. to the next regular scheduled meeting of the Planning Commission to be held February 19, 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 not available.

CITY OF BUELLTON

Planning Commission Agenda Staff Report

Planning Director Review: MPB/CB

Planning Commission Agenda Item No: 2

To: The Honorable Chair and Commission Members

From: Irma Tucker, Contract City Planner

Date: February 19, 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 80 Industrial Way, Assessor's Parcel Number 099-690-053, and Making Findings in Support Thereof"

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 80 Industrial Way, 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, which is located on the adjacent parcel to the west (35 Industrial Way).

On February 5, 2015, a Notice of Public Hearing to be held February 19, 2015 by the Planning Commission regarding the subject project was published in the newspaper, posted and mailed to neighboring property owners. However, it has since been determined that, on February 19, 2015, the Planning Commission will not have the necessary quorum to conduct a public hearing or take action on the project. It is therefore necessary for the Planning Commission to open the public hearing and continue the item to a future meeting, scheduled for March 19, 2015.

RECOMMENDATION

That the Planning Commission open the public hearing and continue the matter to a regular meeting of the Planning Commission on March 19, 2015 for possible action.

ATTACHMENTS

Attachment 1 – Vicinity Map

Attachment 1

Terravant Annex - Vicinity Map

★ Subject Property

N

0 87.5 175 350 Feet