



CITY OF BUELLTON

PLANNING COMMISSION AGENDA

Regular Meeting of January 17, 2013 – 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 Mercado

PLEDGE OF ALLEGIANCE

Commissioner Figueroa

ROLL CALL

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

REORDERING OF AGENDA

APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of January 3, 2013

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

CONTINUED PUBLIC HEARINGS

2. Resolution No. 13-01 – “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 (13-ZOA-01) Relating to Section 19.04.170.E.6.D, Community Identification Signs, and Making Findings in Support Thereof”

NEW PUBLIC HEARINGS

None

OTHER BUSINESS

WRITTEN COMMUNICATIONS

PLANNING COMMISSIONER COMMENTS

PLANNING DIRECTOR REPORT

ADJOURNMENT

To the next regularly scheduled Planning Commission meeting of Thursday, February 7, 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 January 3, 2013 – 6:00 p.m.
City Council Chambers, 140 West Highway 246
Buellton, California**

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Commissioner Adams led the Pledge of Allegiance

ROLL CALL

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

Absent: Vice Chair Art Mercado

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

REORDERING OF AGENDA

None

ELECTION OF OFFICERS

1. Election of Chair and Vice Chair

- Planning Commission Chairman

Motion by Foster Reif, seconded by Jason Fussel to nominate Art Mercado to serve as Planning Commission Chairman for calendar year 2013.

Motion passed with a 4-0 voice vote.

- Planning Commission Vice Chair

Motion by Foster Reif and seconded by Jason Fussel to nominate Craig Adams to serve as Planning Commission Vice Chair for calendar year 2012.

Motion passed with a 4-0 voice vote.

2. Committee Appointment – CDBG Committee

Motion by Jason Fussel and seconded by Lisa Figueroa to nominate Craig Adams to continue service on the CDBG Committee

Motion passed with a 4-0 voice vote.

PRESENTATIONS**3. Presentation to outgoing Chairman, Jason Fussel**

Vice Chair Adams presented an engraved mug to outgoing Chairman Jason Fussel, commemorating his year of service as Planning Commission Chair.

APPROVAL OF MINUTES**4. Minutes of the regular Planning Commission meeting of December 6, 2012****MOTION:**

Commissioner Reif moved and Commissioner Fussel seconded the motion to approve the Minutes of December 6, 2012 with a correction stating that Commissioner Reif led the Pledge of Allegiance.

VOTE:

Motion passed by 4-0 voice vote.

PUBLIC COMMENTS

None

CONSENT CALENDAR**5. 2013 Schedule of Planning Commission Meetings**

The Commission was presented a schedule of the 2013 Planning Commission meetings.

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

- 6. Resolution No. 13-01 – “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 (13-ZOA-01) Relating to Section 19.04.170.E.6.D, Community Identification Signs, and Making Findings in Support Thereof”**

STAFF REPORT:

Planning Director Bierdzinski presented the Staff Report.

DOCUMENTS:

Staff Report with attachments (Attachment A – Possible Sign (view southbound)
Attachment B – Possible Sign (view northbound)
Resolution No. 13-01 with Exhibit A

DISCUSSION/SPEAKERS:

The Commission discussed the economic value of such a sign and the status of the two existing billboards.

Vice Chair Adams opened the Public Hearing at 6:14 p.m.

Ron Anderson, President of the Buellton Chamber of Commerce addressed the Commission stating that this code revision would help promote economic development by drawing attention to Buellton and local businesses.

Peggy Brierton, 225 Teri Sue Lane, Buellton, suggested that only Buellton businesses be allowed to advertise on the sign and asked that the sign not have a “cluttered” look. She also stated that the final sign should be approved by the Planning Commission.

Vice Chair Adams closed the Public Hearing at 6:23 p.m.

The Commission discussed the following:

- Size of the proposed sign;
- Clarification of the percentage of space devoted to business advertisements;
- The status of the existing billboards

Kathy Vreeland, Executive Director of the Buellton Chamber of Commerce addressed the Commission to state that the Chamber currently supports the existing billboards and is responsible for the utilities and upkeep of these signs.

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

Judi Stauffer, 1610 Cougar Ridge Road, Buellton, stated that she is not against signs but questioned why this item did not go before the Sign Committee. She went on to state that it might be helpful to have a comprehensive economic development plan in order to determine how a sign would best be utilized in order to advance the City’s economic development.

Staff suggested continuing the Public Hearing to the January 17, 2013 Planning Commission meeting and will meet with the Chamber of Commerce to discuss and address the Commission’s concerns.

Vice Chair Adams requested additional examples showing the sign perspective from the freeway.

MOTION

Commissioner Reif moved and Commissioner Fussel seconded the motion to continue the Public Hearing to the January 17, 2013 Planning Commission meeting.

VOTE

Motion passed with a 4-0 voice vote.

OTHER BUSINESS**7. Preliminary Review of the Buellton Apartments – A Proposed 62 Unit AHOZ Project on the old “Zoo” Property.**

Planning Director Bierdzinski informed the Commission that this is a preliminary review of the proposed project and that the purpose of this meeting is to solicit input from the Planning Commission so as to include their comments in the incomplete letter prepared by Staff. He then briefly summarized the project.

Sid Goldstein, Project Agent, described the design aspects of the project.

David Goldstein, Architect, stated that the development will have two sections that are three stories in height and that he is available to work with Staff on any architectural issues.

Eldon Schiffman, Treasurer and CFO for the Chumash Tribe, informed the Commission of the city's need for affordable housing and economic development.

The Commission provided input regarding the following:

- Flood concerns;
- Identify the path material;
- Lighting should be night sky friendly and LED or induction;
- The size of the proposed tot lot;
- Number of replacement trees and protection of existing oak trees;
- Clarification of the open space areas;
- Pre-treatment of run-off water from downspouts before directing to gravel beds;
- The general look of the proposed project that could be made more attractive;
- Concerns regarding close proximity to the freeway and noise issues;
- Height concerns;
- Bicycle parking should be identified

Peggy Brierton, 225 Teri Sue Lane, Buellton, voiced concerns regarding excessive tree removal, asked if the project could contain any commercial components in order to add to the downtown area. She had concerns regarding the density, the proposed alleyway onto the Avenue of Flags, suggested making it a street instead of an alley and stated that Buellton needs quality development.

Kerry Moriarty, 597 Avenue of Flags, Buellton, stakeholder, developer, member of the Visioning Committee and owner of property on the Avenue of Flags, expressed

disappointment in the design of the proposed project . He stated that Buellton needs a quality development along the Avenue of Flags and suggested that a mixed use project would be a better alternative in that location.

Ron Dale, 381 Thumbelina, Buellton, spoke in favor of the proposed project and that with some improvement would be beneficial to Buellton.

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

None

PLANNING DIRECTOR REPORT

None

ADJOURNMENT

Vice Chair Adams adjourned the meeting at 7:55 p.m. to the next regular scheduled meeting of the Planning Commission to be held January 17, 2013 at the City Council Chambers, 140 West Highway 246, Buellton.

Craig Adams, Planning Commission Vice 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
Planning Commission Agenda Item No: 2

To: The Honorable Chair and Commission Members

From: Marc P. Bierdzinski, AICP, Planning Director

Date: January 17, 2013

Subject: Resolution No. 13-01 – “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 (13-ZOA-01) Relating to Section 19.04.170.E.6.d, Community Identification Signs, and Making Findings in Support Thereof”

BACKGROUND/DISCUSSION

At the January 3, 2013, Planning Commission meeting, the public hearing on this item was left open by the Planning Commission with direction to staff to research some additional wording for the proposed ordinance. For your reference, the January 3, 2013, staff report is included as Attachment A.

The following are the changes to the ordinance:

- The approving body for these signs has been changed back to the Planning Commission.
- The businesses on the signs would be reviewed by the City’s Economic Development Task Force comprised of Chamber, staff, and City Council representatives. The task force would make recommendations to the Chamber.
- The “Welcome to Buellton” message and the two businesses would each comprise 1/3 of the sign.
- Maintenance of the sign is addressed through Section 19.04.174(C) of the sign code. This section of the code applies to all signage in the City and is worded as follows:
 - *All signs shall be maintained in a safe, legible condition, and shall not be in a state of disrepair. Sign face messages must be removed from an abandoned sign if a location has been out of business for six months or more; however, the sign structure may remain if property owner is actively pursuing a new tenant or buyer. “Disrepair” shall include, but*

not be limited to, burned out lights, broken sign faces or sign structures, peeling paint, and weathered or discolored sign faces or structures.

The Chamber of Commerce has provided revised draft examples of what such a sign would look like from a size and height standpoint from both directions on the freeway (Attachments B through E).

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

RECOMMENDATION

Staff recommends that the Planning Commission consider adoption of Resolution No. 13-01 – “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 (13-ZOA-01) Relating to Section 19.04.170.E.6.d, Community Identification Signs, and Making Findings in Support Thereof”

ATTACHMENTS

Attachment A – January 3, 2013, Staff Report
Attachment B – Possible Sign (view southbound)
Attachment C – Close up of southbound layout
Attachment D – Possible Sign (view northbound)
Attachment E – Close up of northbound layout
Resolution No. 13-01 with Exhibit A

Attachment A

CITY OF BUELLTON Planning Commission Agenda Staff Report

Planning Director Review: _____
Planning Commission Agenda Item No: 6

To: The Honorable Chair and Commission Members

From: Marc P. Bierdzinski, AICP, Planning Director

Date: January 3, 2013

Subject: Resolution No. 13-01 – “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 (13-ZOA-01) Relating to Section 19.04.170.E.6.d, Community Identification Signs, and Making Findings in Support Thereof”

BACKGROUND/DISCUSSION

The Buellton Chamber of Commerce is interested in installing a community identification sign at the north end of the City in order to promote economic development. However, the current wording of the community identification sign section of the Municipal Code (Section 19.04.170.E.6.d) does not meet the needs from an economic development standpoint. Therefore, additional details and standards for these types of signs have been drafted.

The proposed wording is contained in Exhibit A to Resolution No. 13-01. New wording is underlined and deleted wording is in strikeout. The wording that has been added sets more parameters for the community identification sign, including size and height. The current wording for these types of signs could allow signs that are larger and taller than what is being proposed.

In summary, the following changes are proposed:

- Only one community identification sign shall be permitted (existing vested billboards do not count against this total). *The current code allows two of these signs*
- The sign shall be located within 100 feet of Highway 101 and is only allowed in the CR and M zoning districts. *The current code does not specify location or zoning*

- The sign shall be a maximum of 35 feet in height and the sign area shall be a maximum of 1,200 square feet. *The current code does not contain height or size standards*
- All lighting shall be directed downward. *The current code does not contain standards to protect night skies*
- The primary copy of the sign shall be the identification of Buellton to freeway travellers. However, a maximum of two Buellton or Santa Ynez Valley businesses may be listed on each face of the sign. *The current code does not permit businesses to be on the signs – this change is being proposed to promote economic development*
- The sign shall be approved pursuant to the zoning clearance process identified in Section 19.08.100 of this title. *The current code requires approval of the signs by the Planning Commission – since standards are now being established staff recommends that the sign can be approved by staff*
- The sign shall be sponsored by the City of Buellton or the Buellton Chamber of Commerce/Visitor’s Bureau. *The current code does not specify who can sponsor the sign*

The Chamber of Commerce has provided draft examples of what such a sign would look like from a size and height standpoint (Attachments A and B).

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

RECOMMENDATION

Staff recommends that the Planning Commission consider adoption of Resolution No. 13-01 – “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 (13-ZOA-01) Relating to Section 19.04.170.E.6.d, Community Identification Signs, and Making Findings in Support Thereof”

ATTACHMENTS

Attachment A – Possible Sign (view southbound)
Attachment B – Possible Sign (view northbound)
Resolution No. 13-01 with Exhibit A

Attachment B



Welcome to Buellton

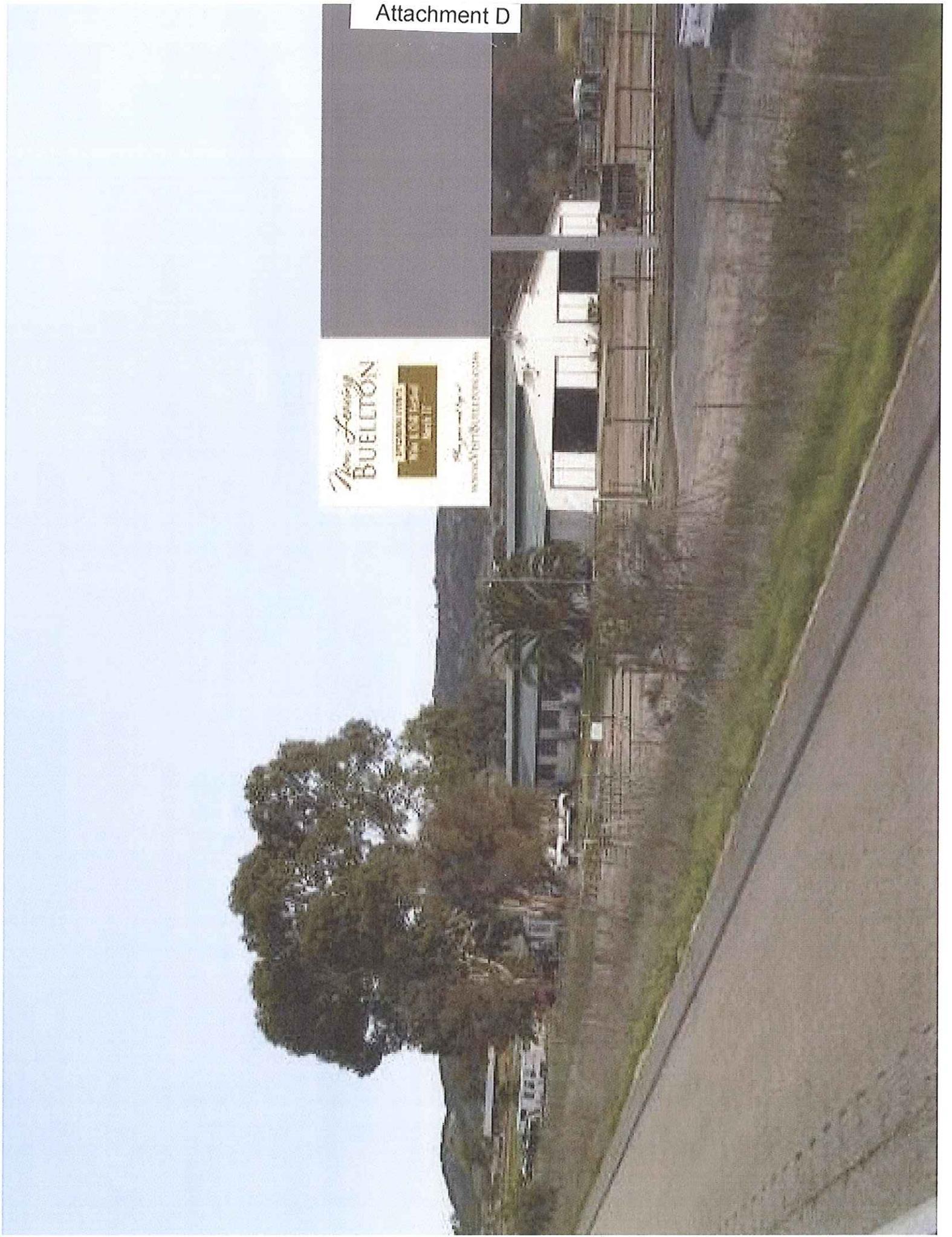
GATEWAY TO THE VALLEY

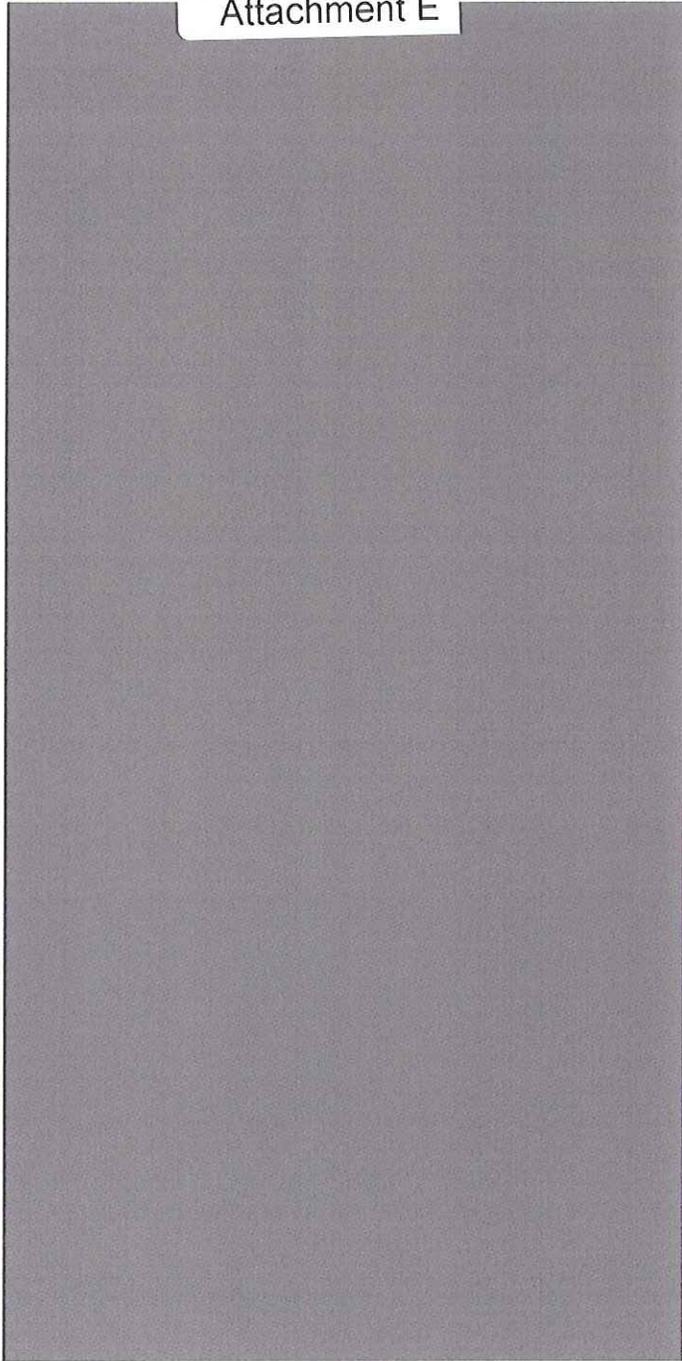
Attachment C

www.VisitBuellton.com

Wine and Chili Festival, March 17

Buellton Visitors Center (Exit Avenue of the Flags)





Now Leaving
BUELLTON

UPCOMING EVENTS

Wine & Chili Festival
March 17

Plan your next trip at

WWW.VISITBUELLTON.COM

Planning Commission Resolution No. 13-01

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 (13-ZOA-01) Relating to Section 19.04.170.E.6.d, Community Identification Signs, and Making Findings in Support Thereof

SECTION 1: The Buellton Chamber of Commerce is interested in installing a community identification sign at the north end of the City in order to promote economic development. However, the current wording of the community identification sign section of the Municipal Code (Section 19.04.170.E.6.d) does not meet the needs from an economic development standpoint. Therefore, additional details and standards for these types of signs have been drafted and noted in Exhibit A to this resolution.

SECTION 2: All proceedings having been duly taken as required by law, and upon review of the information provided in the staff report, consideration of the testimony given at the public hearing, as well as other pertinent information, the Planning Commission finds the following:

- A. Record.** Prior to rendering a decision on any aspect of the proposed zoning ordinance amendments, the Planning Commission considered the following:
1. All public testimony, both written and oral, received in conjunction with that certain public hearings conducted by the Planning Commission on January 3, 2013, and January 17, 2013 (“Public Hearings”).
 2. All oral, written and visual materials presented by City staff in conjunction with the Public Hearings.
 3. The following informational documents which, by this reference, are incorporated herein.
 - a. That staff report submitted by the Planning Department dated January 17, 2013 (the “Staff Report”).
- B. Public Review.** On the basis of evidence hereinafter listed, all administrative procedures and public participation requirements prescribed in the Buellton Zoning Ordinance have been lawfully satisfied:
1. A notice was published in a newspaper on December 20, 2012 (the “Public Notice”), a minimum of ten (10) days in advance of the January 3, 2013, Public Hearing.
 2. The Public Notice and Agenda for the Public Hearing was posted in three conspicuous public places on December 20, 2012, a minimum of 10 days before the January 3, 2013, Public Hearing.

- C. **Environmental Clearance.** This project is exempt from the California Environmental Quality Act because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.
- D. **Consistency Declarations.** Based on (i) the evidence presented in the Staff Report (incorporated herein by reference), (ii) consultations with affected City Departments, and (iii) testimony and comments received in connection with the public hearing, the Planning Commission does hereby declare as follows:
1. **Zoning Ordinance Amendments.**
 - a. **Findings:**
 - i. The Amendment is in the interests of the general community welfare as it promotes economic development.
 - ii. The Amendment is consistent with the General Plan, the requirements of state planning and zoning laws, and Title 19 of the Zoning Ordinance.
 - iii. The Amendment is consistent with good zoning and planning practices.

SECTION 3. The Planning Commission hereby recommends that the City Council adopt an ordinance to amend Title 19 of the Buellton Municipal Code in accordance with the changes noted on Exhibit A to this resolution.

SECTION 4. The Planning Commission Secretary shall certify as to the adoption of this Resolution and shall cause the same to be transmitted to the City Clerk for consideration by the City Council.

PASSED, APPROVED, AND ADOPTED this 17th day of January 2013.

Art Mercado, Chairman

Exhibit A – Draft Ordinance Wording

ATTEST:

Clare Barcelona, Planning Commission Secretary

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) SS
CITY OF BUELLTON)

I, Clare Barcelona, Planning Commission Secretary of the City of Buellton, do hereby certify that the above and foregoing Resolution No. 13-01 was duly passed and adopted by the Planning Commission of said City at a regular meeting thereof, held on the 17th day of January 2013, by the following vote, to wit:

AYES:

NOES:

ABSENT:

IN WITNESS WHEREOF, I have hereunto set my hand this 17th day of January 2013.

Clare Barcelona
Planning Commission Secretary

EXHIBIT A
(Revised January 17, 2013)

19.04.170 Sign Title

E. Prohibited Signs

6. Off-Premise Signs. Signs that advertise a business, activity or service that is not offered or sold on the premises, including billboards, except that the following are allowed:

d. ~~A~~ Community identification signs that identify Buellton to freeway travellers under the following conditions: provided that no more than two such signs may be allowed, the signs shall not identify individual businesses, and the signs shall be subject to the approval of an exemption by the Planning Commission (Section 19.04.174(A)(2)).

- i. Only one community identification sign shall be permitted (existing vested billboards do not count against this total).
- ii. The sign shall be located within 100 feet of Highway 101 and is only allowed in the CR and M zoning districts.
- iii. The sign shall be a maximum of 35 feet in height and the sign area shall be a maximum of 1,200 square feet.
- iv. All lighting shall be directed downward.
- v. The primary copy of the sign shall be the identification of Buellton to freeway travellers. However, a maximum of two Buellton or Santa Ynez Valley businesses may be listed on each face of the sign. Each business shall be limited to a maximum of 1/3 of the area of the sign.
- vi. The sign shall be approved pursuant to the Planning Commission Exemption process identified in Section 19.04.174(A)(2) of this title.
- vii. The sign shall be for non-profit purposes and shall be sponsored by the City of Buellton or the Buellton Chamber of Commerce/Visitor's Bureau. Any charges received for identification on the sign shall be limited to covering the cost of the installation and ongoing maintenance of the sign.
- viii. Businesses to be located on the sign shall be approved by the Buellton Chamber of Commerce/Visitor's Bureau upon a recommendation from the City's Economic Development Task Force.
- ix. Maintenance of the sign shall be in accordance with Section 19.04.174(C) of this Title.