



CITY OF BUELLTON

PLANNING COMMISSION AGENDA

**Regular Meeting of January 5, 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 Reif

PLEDGE OF ALLEGIANCE

Commissioner Witcher

ROLL CALL

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

REORDERING OF AGENDA

ELECTION OF OFFICERS

- 1. Election of Chair and Vice Chair**

PRESENTATIONS

- 2. Presentation to outgoing Chairman, Foster Reif**

APPROVAL OF MINUTES

- 3. Minutes of the regular Planning Commission meeting of November 17, 2011**
- 4. Minutes of the special joint meeting of the Planning Commission and Parks and Recreation Commission of December 12, 2011**

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

5. 2012 Schedule of Planning Commission Meetings

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

None

OTHER BUSINESS

6. Update on the Visioning Process

WRITTEN COMMUNICATIONS

PLANNING COMMISSIONER COMMENTS

PLANNING DIRECTOR REPORT

ADJOURNMENT

To the next regularly scheduled Planning Commission meeting of Thursday, January 19, 2012 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 17, 2011 – 6:00 p.m.
City Council Chambers, 140 West Highway 246
Buellton, California

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Commissioner Mercado led the Pledge of Allegiance

ROLL CALL

Present: Commissioners Craig Adams, Art Mercado, Gerald Witcher and
Vice Chair Jason Fussel
Chair Foster Reif arrived at 6:07 p.m.

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

REORDERING OF AGENDA

The Agenda was reordered to allow the Written Communications, Planning Commissioner Comments and Planning Director Report prior to Item #2 - Other Business.

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

None

PLANNING DIRECTOR REPORT

Mr. Bierdzinski updated the Commission on recent City Council actions including banner regulations and changes to the Mixed Use Ordinance.

PRESENTATIONS

None

APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of October 6, 2011

MOTION:

Commissioner Mercado moved and Commissioner Witcher seconded the motion to approve the Minutes of October 6, 2011.

VOTE:

Motion passed by a 4-0 voice vote.

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

None

OTHER BUSINESS

**2. Preliminary Review of the Crossroads Center at the Village Project
11-FDP-02, 11-CUP-02, TPM 31055**

Commissioner Mercado declared a conflict due to the close proximity of his residence to the project site and recused himself from the meeting.

STAFF REPORT:

Planning Director Bierdzinski presented the Staff Report stating that overall, it appears the project meets the requirements and intent of the Village Specific Plan, subject to some corrections. He asked the Planning Commission to provide direction to the applicant and staff on the proposed project plans, including the items noted in the Staff Report.

DISCUSSION/SPEAKERS:

The Commission voiced the following concerns:

- The Specific Plan requires that no more than 15%, or 7,325 square feet, of the building square footage be devoted to non-taxable sales. Based on the plans, a

25,000 market would bring the non-taxable sales floor space up to 50%. The Commission is concerned about the amount on non-taxable space proposed as part of this project.

- Some Commission members are concerned about allowing another fast food restaurant on the site and that relocating McDonald's will not generate any additional tax revenue and will leave the City with a vacant site.
- The Commission had concerns regarding the noise associated with the drive-through of Building B on the adjoining residences. They are requesting an acoustical analysis.
- The Commission concurs that the site should be pedestrian oriented. Three drive-through buildings do not meet the intent of the specific plan in this regard. At minimum, one drive-through lane should be eliminated.

Mr. Bierdzinski stated that he would address the Commission's concerns in the incomplete letter to the Applicant.

Paul Reichardt, President of EDA Design Professionals, representing the Applicant, addressed the Commission and stated that he is available to answer any questions.

Ted Moore, TJ Partners, representing the Applicant, responded to the Commission's concerns regarding the need to draw quality tenants, McDonalds interest in relocating to the site and the size of the planter areas in the parking lot.

Peggy Brierton, 225 Teri Sue Lane, Buellton, suggested pedestrian paths through the parking lot.

Ricardo Soto, 8939 Sepulveda Blvd, Ste. 102, Los Angeles, CA, stated the need for truck parking and family friendly restaurants.

ADJOURNMENT

Chair Reif adjourned the meeting at 7:28 p.m. to a special meeting of the Planning Commission and Parks and Recreation Commission to be held on Monday, November 28, 2011 at 6:00 p.m. in the City Council Chambers located at 140 West Highway 246, Buellton.

Foster Reif, Planning Commission Chair

ATTEST:

Clare Barcelona, Staff Assistant/Planning Technician

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

CITY OF BUELLTON

BUELLTON PARKS & RECREATION COMMISSION AND BUELLTON PLANNING COMMISSION

Special Joint Meeting of December 12, 2011 – 6:00 p.m.
City Council Chambers, 140 West Highway 246
Buellton, California

CALL TO ORDER

Planning Commission Chair Reif called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

Parks & Recreation Commission Chair Cavanaugh led the Pledge of Allegiance

ROLL CALL

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

Parks & Recreation Commissioners David Bishop, Marie Chavis, Vice Chair Tom Armor and Commission Chair Mark Cavanaugh
Commissioner Larry Bishop arrived at 6:05 p.m.

Staff: Planning Director Marc Bierdzinski
City Engineer Rose Hess
Recreation Coordinator Kyle Abello
Staff Assistant/Planning Technician Clare Barcelona

PUBLIC COMMENTS

None

NEW PUBLIC HEARINGS

1. Resolution No. 11-01 – “A Resolution of the Parks and Recreation Commission of the City of Buellton, California, Making Recommendations to the City Council of the City of Buellton on the City of Buellton Bicycle and Pedestrian Master Plan, and Making Findings in Support Thereof”
2. Resolution No. 11-06 – “A Resolution of the Planning Commission of the City of Buellton, California, Making Recommendations to the City Council of the City of

Buellton on the City of Buellton Bicycle and Pedestrian Master Plan, and Making Findings in Support Thereof”

DOCUMENTS:

Staff Report with attachments (Draft City of Buellton Bicycle and Pedestrian Master Plan, Parks & Recreation Resolution No. 11-01, Planning Commission Resolution No. 11-06)

STAFF REPORT:

Planning Director Bierdzinski presented the staff report.

DISCUSSION/SPEAKERS:

Chair Reif opened the Public Hearing at 6:06 p.m.

Sharyne Merritt, representing the West Santa Ynez Valley Farmers and Ranchers, asked that any reference to trails outside the City limits be eliminated from the document and requested protection for the sensitive environment and trespassing on trails within the City limits.

Peggy Brierton, 225 Teri Sue Lane, Buellton, asked that a trail be added to connect the Albertson’s center from the river east to Highway 246, that additional wording to protect sensitive habitat be added and requested a Class I bike lane be included at the west end of Highway 246.

Glen Reinhart, 529 Blue Blossom Way, Buellton, thanked both Commissions for their work on the document and stated that it is a great step towards Buellton’s vision.

The Commission discussed the document and recommended modifying the Resolutions to reflect the following:

- References to City paths and trails outside the City Limits to be deleted.
- Add additional wording to protect sensitive habitat and to discourage trespassing into the river.
- Review the terms “Focus Group” and “Workshop” and revise terms if determined appropriate.
- Provide a bike lane along McMurray Road from the river to Highway 246.
- Add wording on additional protection for property owners with proposed trails on their property (Priority 4 trails).
- Show a Class I/II bike lane along Highway 246.
- Add a disclaimer warning that the paths and trails shown are not public trails at this time.

Chair Reif closed the Public Hearing at 6:26 p.m.

MOTION:

Planning Commission Chair Reif moved and Commissioner Adams seconded the motion to adopt Resolution No. 11-06 – “A Resolution of the Planning Commission of the City of Buellton, California, Making Recommendations to the City Council of the City of

Buellton on the City of Buellton Bicycle and Pedestrian Master Plan, and Making Findings in Support Thereof” with the modifications that were discussed.

Motion passed by a 5-0 roll call vote.

MOTION:

Parks & Recreation Commission Chair Cavanaugh moved and Vice Chair Armor seconded the motion to adopt Resolution No. 11-01 – “A Resolution of the Parks and Recreation Commission of the City of Buellton, California, Making Recommendations to the City Council of the City of Buellton on the City of Buellton Bicycle and Pedestrian Master Plan, and Making Findings in Support Thereof” with the modifications that were discussed.

VOTE:

Motion passed by a 4-1 roll call vote with Commissioner Larry Bishop voting no.

ADJOURNMENT

Chair Reif adjourned the meeting at 6:52 p.m. to the next regularly scheduled Parks and Recreation Commission meeting of Monday, January 23, 2012 at 6:00 p.m. in the Council Chambers located at 140 West Highway 246, and to the next regularly scheduled Planning Commission meeting of Thursday, January 5, 2012 at 6:00 p.m. in the Council Chambers located at 140 West Highway 246.

Foster Reif, Planning Commission Chair

ATTEST:

Clare Barcelona, Staff Assistant/Planning Technician

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



City of Buellton Planning Department

January 5, 2012

Public Notice of Year 2011 Planning Commission Meetings

Planning Commission meetings are held on the first and third Thursdays of each month at 6:00 p.m. in the Council Chambers located at 140 West Highway 246.

January 5, 2012	July 5, 2012
January 19, 2012	July 19, 2012
February 2, 2012	August 2, 2011
February 16, 2012	August 23, 2012
March 1, 2012	September 6, 2012
March 15, 2012	September 20, 2012
April 5, 2012	October 4, 2012
April 19, 2012	October 18, 2012
May 3, 2012	November 1, 2012
May 17, 2012	November 15, 2012
June 7, 2012	December 6, 2012
June 21, 2012	December 20, 2012

Should any further information be needed, please contact the Planning Department at (805) 688-7474, Monday through Friday 8:00 a.m. to 5:00 p.m.