



CITY OF BUELLTON

PLANNING COMMISSION AGENDA

**Regular Meeting of July 3, 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 Reif

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 June 5, 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. **Conceptual Review of Live Oak Lanes Project - Bowling Alley/Entertainment Center and 13-FDP-03, 113-LLA-02, 13-CUP-02**
❖ *(Staff Contact: Contract Planner John Rickenbach)*

WRITTEN COMMUNICATIONS

PLANNING COMMISSIONER COMMENTS

PLANNING DIRECTOR REPORT

ADJOURNMENT

To the next regularly scheduled Planning Commission meeting of Thursday July 17, 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 June 5, 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 Mercado led the Pledge of Allegiance

ROLL CALL

Present: Commissioners Jason Fussel, Art Mercado, Vice Chair Lisa Figueroa and Chair Craig Adams
Commissioner Foster Reif arrived at 6:15 p.m.

Staff: City Manager Marc Bierdzinski
Public Works Director Rose Hess
Contract Planner Irma Tucker
Staff Assistant/Planning Technician Clare Barcelona

REORDERING OF AGENDA

The Agenda was reordered to allow the Planning Director Report to be heard at this time.

PLANNING DIRECTOR REPORT

City Manager Bierdzinski updated the Commission on upcoming planning projects and recent City Council actions including the adoption by the City Council of the 2014-15 Budget and updates on the building of the Crossroads Center.

PRESENTATIONS

None

APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of May 15, 2014

MOTION:

Commissioner Mercado moved and Vice Chair Figueroa seconded the motion to approve the Minutes of May 15, 2014.

VOTE:

Motion passed by a 3-0 voice vote with abstention by Commissioner Fussel due to his absence from the meeting.

PUBLIC COMMENTS

Mike Hendrick, General Manager of the Santa Ynez Valley Marriott, asked if Planning Commission meetings will be televised in the future.

City Manager Bierdzinski answered that there are no plans to televise meetings and that the City Council would have to make that decision.

CONSENT CALENDAR

None

NEW PUBLIC HEARINGS

None

CONTINUED PUBLIC HEARINGS

None

OTHER BUSINESS

2. Preliminary Review of the Hampton Inn 14-FDP-01 and 14-MND-01

DISCUSSION/SPEAKERS:

City Manager Bierdzinski introduced Irma Tucker, Contract City Planner.

Irma Tucker, Contract City Planner, presented the staff report outlining the proposed project and noted changes requested by staff.

The Commission discussed the following:

- Required Mitigated Negative Declaration and Traffic Study
- Access requirements

- Traffic concerns
- Crosswalk easement
- Proposed height modification
- Suggest adding a sidewalk at the southern end of the project

Jim Flagg, Applicant, Ocean Park Hotels, gave a brief background of the company.

Jeff Pawlowski, PK Architects, addressed the Commission stating that the site design utilizes views and highlights the existing oak trees. He stated that the height modification of 41 feet is necessary to provide variation in the architectural design.

Mr. Bierdzinski stated that staff is in support of the height modification.

Mike Hendrick, General Manager of the Santa Ynez Valley Marriott, expressed concerns regarding the effect of the project on the sewer plant, suggested changing the name of Damassa road, questioned the location of the monument sign, drainage concerns, inquired to the type of 3D model that will be required and suggested the speed limit be reduced to 35 mph. He went on to state that he is in support of the proposed project.

Peggy Brierton, 224 Teri Sue Lane, asked the Commission to consider using the Design Review Service on all of the proposed projects being reviewed. She suggested that the developer view the architecture on Thomas Road for samples, suggested using drought tolerant plants in the landscaping and solar components where applicable.

The Commission stated that they are in favor of the proposed project and look forward to the next submittal.

Ron Anderson, Chamber of Commerce Visitors Bureau, spoke in support of the proposed project.

3. Preliminary Review of the Village Senior Apartments 14-FDP-02

Commissioner Mercado and Vice Chair Figueroa recused themselves from the Dais due to the proximity of their residences to the proposed projects listed as Items 3 and 4 on the Agenda.

DISCUSSION/SPEAKERS:

City Manager Marc Bierdzinski presented the staff report and reviewed changes recommended by staff. He stated that the Applicant has requested approval by June 30, 2014 due to funding deadlines but due to project issues and noticing requirements the request would not be possible.

The Commission discussed the following:

- Pathways and ease of movement through the residential areas
- Parking standards
- Emergency access location
- Pathway materials

- Security fencing
- Pedestrian flow

Phil Culler, Applicant, stated that both residential projects will be tied together with pathways and architectural features.

Nicole Norori, Cabrillo Economic Development Corporation, introduced her team and presented a brief history of her company. She stated that the proposed apartments will be income restricted and geared for seniors aged 62 and up and that a 3,000 square foot senior center is proposed for the public.

Scott Card, Architect, addressed the lighting stating that there will be no light pollution from the site and clarified the location of the trash enclosures. He stated that the next submission will include color boards, updated civil drawings and landscape plans.

John Franklin representing the Applicant clarified the pedestrian flow throughout the proposed residential projects.

Nicole Norori, Cabrillo Economic Development Corporation, discussed the security fencing and stated that other options can be considered. She asked for a special meeting consideration to expedite approval in order to submit an application for a funding opportunity in July.

Karen Flock, Cabrillo Economic Development Corporation, stated that an interim funding opportunity will be available in the fall.

Peggy Brierton, 225 Teri Sue Lane, does not like the institutional look of the architecture and stated it should have more of a "Village" feeling. She thought the parking is too close to the proximity of the park and that the park views are being obstructed. Ms. Brierton encouraged using reclaimed water systems onsite and suggested that the project be made pedestrian friendly.

Ron Anderson, 327 Kendale Road, stated that this project is a win-win deal for Buellton and requested a special meeting to expedite approval.

Pam Gnekow, Buellton Senior Center Director spoke in favor of the project stating it would be beneficial to local seniors.

Dean Palius, 320 Dogwood, stated this is a spectacular affordable senior project that meets the needs of valley residents.

Katherine Shaw, 493 Freear Drive, supports the project and obtained clarification on the location of the residential component. She questioned the undergrounding of the utility poles and Mr. Bierdzinski clarified that the undergrounding requirement was removed as part of the Specific Plan in exchange for funding of the park.

Commissioner Reif stated that he is in favor of the project and expressed concerns regarding the pedestrian flow.

Commissioner Fussel stated that overall this is a good project for the site.

Chair Adams stated this is a needed project and likes the proximity of the project to the park.

4. Presentation on the Capital Pacific Townhomes within the Village Specific Plan

DISCUSSION/SPEAKERS:

City Manager Bierdzinski presented the Staff Report stating the official package has not yet been submitted and staff has not reviewed the project for compliance. The Applicant has requested a preliminary review.

Gavin Moores, President, Capital Pacific Development Group, gave an overview of his company and highlighted recent projects in the area.

Peggy Brierton, 225 Teri Sue Lane, recommends curved streets and would like to see the garages out of sight and stated she is in favor of the pathways.

Katherine Shaw, 493 Freear Drive, expressed concerns regarding density, walkways and access to the existing utility poles in the Thumbelina Tract.

Commissioner Reif questioned why this project needs City Council approval. Mr. Bierdzinski stated it was due to the proposed tentative tract map. He stated he is in favor of the project and suggested additional design features such as stamped pavement in the pathways.

Dawn Wafer, 243 Glennora Way, questioned where children would be able to play and was informed that they would have access to the public park throughout the site.

Commissioner Fussel asked the developer to incorporate access to the existing utility poles.

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

Chair Adams stated that he will be absent the first meeting in July and August.

ADJOURNMENT

Chair Adams adjourned the meeting at 8:30 p.m. to the next regular scheduled meeting of the Planning Commission to be held July 3, 2014 at the City Council Chambers, 140 West Highway 246, Buellton.

Craig Adams, 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
Planning Commission Agenda Item No: 2

To: The Honorable Chair and Commission Members
From: John Rickenbach, Project Planning Consultant
Date: July 3, 2014
Subject: Conceptual Review of Live Oak Lanes Project -
Bowling Alley/Entertainment Center and Commercial
Storage Facility;
13-FDP-03, 113-LLA-02, 13-CUP-02

BACKGROUND/DISCUSSION

Owner: Carol Leshler-Peterson

Agent: Sid Goldstien

General Plan Designation: Industrial and Open Space, Parks & Recreation

Zoning: M (Industrial and Manufacturing) and Open Space (OS)

APN: 099-690-045 and -046

The proposed project is a 30,630 square foot Family Entertainment Center (which includes a bowling alley and other amenities as described below), a 14,500 square foot storage facility, and parking and landscaping in support of those facilities. The 5.08-acre vacant property is located at the south end of Industrial Way, on two parcels: Assessor's Parcel Numbers 099-690-045 and -046. The property is designated as OS (Open Space) and M (Industrial and Manufacturing) under the City's General Plan. All development will take place in the northern portion of the site (outside the floodway of the Santa Ynez River), which is designated as Industrial and Manufacturing, and zoned M (Industrial and Manufacturing). The project consists of the following applications:

- **Final Development Plan (13-FDP-03):** Proposal for a 30,630 square foot Family Entertainment Center (which includes a bowling alley and other amenities as described below), a 14,500 square foot storage facility, and parking and landscaping in support of those facilities.
- **Lot Line Adjustment (13-LLA-02):** Proposed in order to modify the boundary between the two parcels, to facilitate a more logical configuration of the facilities onsite.
- **Conditional Use Permit (13-CUP-02):** Required for "sports facilities and outdoor public assembly" uses. Both the proposed batting cages and the outdoor

deck for the restaurant are considered “sports facilities and outdoor public assembly”, triggering this requirement.

Originally, this item was to be considered for possible approval at the May 15, 2014 Planning Commission meeting, but several concerns were raised, primarily by adjacent property owner Terravant with regard to proximity and shared access. Continuance of the agenda item was in order to allow the parties to meet and potentially resolve these issues. In response to the meeting with Terravant, the applicant has provided a preliminary revised site plan addressing the most crucial site planning issues.

City staff has also received input from Chumash tribal representative Freddie Romero, regarding the evaluation of potential cultural resources, as well as from the adjacent property owner to the north (Edward Kushner, 51 Industrial Way), expressing concerns about parking.

The following discussion describes the key concerns raised, and how the project intends to address these issues.

Terravant and Site Access

The project will take access from Industrial Way to the north end of the property via an existing 64-foot wide access easement across the neighboring property. That access easement continues to the south between the proposed project and the adjoining property, 30 feet in width for 36 feet and then 255 feet southward from the northeastern corner of the Live Oak Lanes project boundary entirely on the subject property.

As originally designed, the site plan had shown access directed along the shared driveway between the project site and the neighboring Terravant property to the east. Cars would then enter the proposed parking lot near the southeastern portion of the project site, directly across from an existing parking lot on the Terravant property.

Terravant expressed the concern that cars leaving the Live Oak Lanes parking lot as designed would follow a visual cue that they could continue straight through the Terravant parking lot south of their main building on their way to Industrial Way, without making the necessary left turn along the proposed driveway to the existing access easement on the west and north sides of Terravant.

The applicant met with Terravant to address their concerns. As a result of the meeting, the applicant prepared a revised site plan, which now includes significant differences from the original concept.

As shown in the preliminary revised site plan (Attachment 1), primary access to the Live Oak Lanes parking lot would now be via the northern edge of the proposed project site, with most parking to the rear of project buildings. The project will use an existing north-south trending driveway along the eastern side of the Live Oak Lanes property to gain access to the proposed parking lot.

There is an existing 30-foot wide shared easement along the driveway, but it only extends about 300 feet from the northern end of the driveway, stopping just short of the Terravant property. Continuing southerly from that point, the property line between Live Oak Lanes and Terravant is roughly in the center of a paved driveway area that straddles the two properties; the two parties could not reach agreement on extending a shared easement across this portion of the driveway.

In order to provide secondary access to Live Oak Lanes parking lot, the revised preliminary site plan shows a 20-foot wide two-way access on the south-easterly side of the proposed project site, with no encroachment onto the adjacent Terravant property. Terravant would retain access to its existing parking lot on the south side of its facility either via the shared driveway (on its side of the property line), or directly via Industrial Way. Signs would be included on the Live Oak Lanes property to direct traffic away from the Terravant parking lot.

For comparison purposes, the originally proposed site plan is included as Attachment 2.

Cultural Resources

City staff received input from Chumash tribal representative Freddie Romero regarding the evaluation of potential cultural resources. While the CEQA document for the project did not identify a significant impact to cultural resources, the Planning Department intends to include the following condition, which has also been required for other projects:

***Halt Work Order for Archaeological Resources.** If archaeological resources are exposed during construction, all earth disturbing work within the vicinity of the find must be temporarily suspended until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. A representative of the Chumash Tribe shall monitor any mitigation excavation associated with Native American materials.*

The neighboring Terravant project was subject to the identical condition when approved in 2007, and site characteristics are substantially similar on the currently proposed project site. City staff believes this condition is adequate to address potential concerns related to cultural resources. To shed further light on the issue, the applicant has provided a set of comparative cross-sections of the site, showing the current conditions and those in 1975. The sections clearly illustrate that the site has been subject to substantial disturbance since that time, through grading, with elevations varying up to three feet either higher or lower as compared to the 1975 contours. Portions of the site have also been subject to flood events since that time, which has further disturbed the site.

To address Mr. Romero's concern, the property owner has voluntarily agreed to provide access to allow Mr. Romero to conduct an additional investigation, should he be willing to pay for it.

Parking for Neighboring Properties

City staff received input from the adjacent property owner to the north (Edward Kushner, 51 Industrial Way), expressing concerns about parking, and how the project relates to the nearby Figueroa Mountain Brewing Company. The correspondence is included as Attachment 3. Mr. Kushner's concern is that the patrons of the Figueroa Mountain Brewing Company have informally used the proposed project site as spillover parking, but if it is developed, this source of parking will no longer be available, and patrons may instead opt to park on neighboring properties, including his.

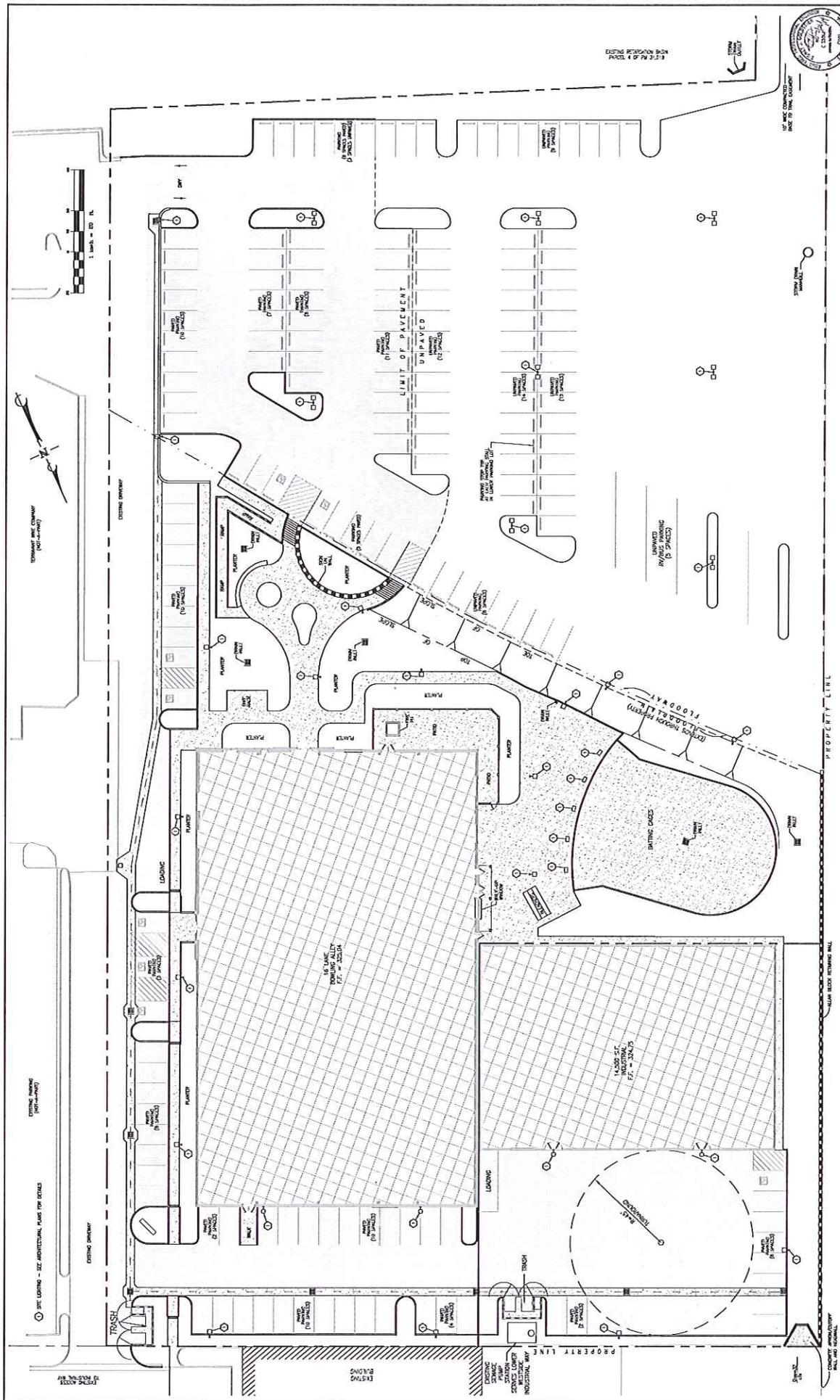
The City has required Figueroa Mountain Brewing Company to provide adequate parking on its own property, and the proposed project site is not an appropriate location for spillover parking for that or any other property. Mr. Kushner is advised to address the issue with the owners of the Brewing Company, should there be any illegal parking on his property from patrons of that facility.

RECOMMENDATION

That the Planning Commission consider the information presented, provide input, direct the applicant to revise the preliminary site plan as it determines to be appropriate, and continue the item to the regular meeting of August 21, 2014.

ATTACHMENTS

- Attachment 1: Preliminary Site Plan
- Attachment 2: Original Site Plan
- Attachment 3: May 14, 2014 Correspondence from Ed Kushner



<p>CAUTION: UNDERGROUND UTILITIES EXIST. CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) 1-800-472-4113 TWO (2) WORKING DAYS PRIOR TO BEGINNING ANY EXCAVATION OR CONSTRUCTION.</p>	
<p>REVISIONS:</p>	<p>DATE:</p>
<p>REVIEWED BY:</p>	<p>DESIGNED BY:</p>
<p>DATE:</p>	<p>SCALE:</p>
<p>PROJECT NO. CE-04</p>	<p>DATE: 28 FEB 2014</p>
<p>FILE NO. 12-07-102</p>	<p>DESIGNER: AMP</p>
<p>SITE PLAN</p>	<p>FOR: LIFE OAK LANES & INDUSTRIAL CENTER</p>
<p>BUELLTON, CA. 93427</p>	<p>PROJECT: R.C. 33-O-4-2 (expiration: 8-30-14)</p>
<p>SID GOLDSTIEN - CIVIL ENGINEER, INC.</p>	<p>REGISTERED PROFESSIONAL ENGINEER</p>
<p>PLANNING & DESIGN</p>	<p>800 JARD ROAD SUITE 100</p>
<p>10000 S. 100th ST. SUITE 100</p>	<p>SCOTTSDALE, AZ 85258</p>
<p>TEL: (602) 990-8000</p>	<p>FAX: (602) 990-8002</p>
<p>WWW.SIDGOLDSTIEN.COM</p>	

Attachment 3

Angela Perez

From: EDK5306@aol.com
Sent: Wednesday, May 14, 2014 5:13 PM
To: Clare Barcelona
Cc: Angela Perez
Subject: Resolution No. 14-05 and 14-06

Dear Staff and Planning Commission:

My purpose for this e-mail is not to detract from the merits of the Live Oak Lanes Project, but to voice my opinion as an adjacent owner of 51 Industrial Way.

I am concerned about the co-opting of parking spaces for storage of raw materials, silos, BBQ equipment, etc., which has forced the customers and staff of the popular Brewery to use spaces other than their own, including on property of the proposed project. This raises the question of where those cars will go once Live Oak is developed.

I want to be a good neighbor, and especially want my neighbors to be successful, but not at the expense of being impacted by a lack of parking for myself and/or my tenants.

I am unable to be at the hearing on May 15, 2014, but request that my concerns be brought to the attention of the Commission.

Respectfully,

Edward L. Kushner
(805) 688-8875
email-edk5306@aol.com