



# CITY OF BUELLTON

## PLANNING COMMISSION AGENDA

**Regular Meeting of March 15, 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 Reif

### **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 February 16, 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**

### **CONTINUED PUBLIC HEARINGS**

None

### **NEW PUBLIC HEARINGS**

None

### **OTHER BUSINESS**

- 2. Preliminary Review of the Petersen Development Plans, 12-FDP-01 and 12-PDP-01**

*The Final Development Plan pertains to a proposal for a driveway, parking spaces, landscaping, and a temporary outdoor seating and entertainment area for Figueroa Mountain Brewery. The Preliminary Development Plan is a proposal for a future building envelope of approximately 9,000 square feet, parking spaces, landscaping, and site improvements on property located on Industrial Way.*

*(Staff Contact: Angela Perez)*

## **WRITTEN COMMUNICATIONS**

### **PLANNING COMMISSIONER COMMENTS**

### **PLANNING DIRECTOR REPORT**

### **ADJOURNMENT**

To the next regularly scheduled Planning Commission meeting of Thursday, March 1, 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 February 16, 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 6:00 p.m.

### PLEDGE OF ALLEGIANCE

Commissioner Adams led the Pledge of Allegiance

### ROLL CALL

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

Absent: Commissioner Foster Reif

Staff: Planning Director Marc Bierdzinski  
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 5, 2012

**MOTION:**

Commissioner Witcher moved and Vice Chair Mercado seconded the motion to approve the Minutes of January 5, 2012.

**VOTE:**

Motion passed by 4-0 voice vote

**PUBLIC COMMENTS**

None

**CONSENT CALENDAR**

None

**CONTINUED PUBLIC HEARINGS**

None

**NEW PUBLIC HEARINGS**

None

**OTHER BUSINESS****2. Review of Reducing the Number of Affordable Housing Overlay Sites in Relation to Housing Element Action Item 1**

The Commission was given a review of the AHOZ Ordinance and sites by Planning Director Bierdzinski.

Ron Dale, 381 Thumbelina, Buellton, asked if the property owners would be notified and suggested a reduction in density for the remaining sites.

Mr. Bierdzinski stated that the property owners would be notified and that a density reduction would not be an option due to the conditions of the CRLA lawsuit several years ago.

The Commission directed Staff to return with a draft ordinance removing Sites III, VII, and XI from the AHOZ Program and notify the current property owners of the proposed revision.

**3. Update of Public Visioning Process**

Planning Director Bierdzinski updated the Commission on the Public Visioning Process including the status of the Draft Vision Plan which is being presented to the City Council for adoption on February 23, 2012. The Corridor Study of the Avenue of Flags is underway and that a Cal Poly study is pending. He went on to state that these items are expected to be completed and adopted by June 30, 2012.

**4. Building Permit Activity**

Planning Director Bierdzinski stated that permit activity reports will be presented to the Commission on a quarterly basis.

Ron Dale, 381 Thumbelina, Buellton, stated that the Planning Commission should be more involved in reviewing permits.

The Commission discussed different permit types and time frames if permits were required to be reviewed by the Planning Commission.

The Commission directed Staff to bring forward a list of ministerial type permits for review.

**WRITTEN COMMUNICATIONS**

None

**PLANNING COMMISSIONER COMMENTS**

None

**PLANNING DIRECTOR REPORT**

Mr. Bierdzinski updated the Commission on upcoming events and recent City Council actions including the hiring of a Public Works Director. Rose Hess will start as Public Works Director on March 16, 2012.

**ADJOURNMENT**

Chair Fussel adjourned the meeting at 6:50 p.m. to the next regular scheduled meeting of the Planning Commission to be held March 1, 2012 at the City Council Chambers, 140 West Highway 246, Buellton.

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Jason Fussel, Planning Commission Chair

ATTEST:

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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: Angela Perez, Assistant Planner  
Date: March 15, 2012  
Subject: Preliminary Review of the Petersen Development Plans  
12-FDP-01 and 12-PDP-01

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**BACKGROUND/DISCUSSION**

John Petersen has submitted an application for a Final Development Plan and a Preliminary Development Plan. The Project is located at 71, 73, and 75 Industrial Way (APN 099-690-037). There are two existing buildings on the site addressed as 73 and 75 Industrial Way. The buildings are 4,800 square feet and 6,400 square feet respectively. There are 10 existing parking spaces that will remain. Attachment 1 is a Vicinity Map.

**Final Development Plan**

The Final Development Plan (12-FDP-01) is a proposal for a driveway and 9 parking spaces in the area to the south of 73 Industrial Way, landscaping, and a temporary outdoor seating and entertainment area for Figueroa Mountain Brewery (Outdoor Area). Project plans and Project Description are included as Attachments 2 and 3. The Outdoor Area is temporary because it is proposed in a location where a future building is proposed as part of the Preliminary Development Plan. Figueroa Mountain Brewery is located in an existing building to the west of the proposed Outdoor Area at 45 Industrial Way. The Outdoor Area is a proposed 3,500 square foot area with tables, chairs, horseshoes, fire pits, bocce ball, and a band stand with electrical and lights. Staff is in support of the Outdoor Area, except for the band stand and lights. The amplified music and lights associated with the outdoor bandstand would be an incompatible use with the mobile home park, especially during the evening hours.

**Preliminary Development Plan**

The Preliminary Development Plan (12-PDP-01) is a proposal for a future building envelope of approximately 9,000 square feet (71 Industrial Way), 39 parking spaces, landscaping, and site improvements. The final size and design of the building will be further defined in a future Final Development Plan, including final architectural elevations.

The Project Plans and Project Description are included as Attachments No. 2 and 3. Most of the development standards for the proposed building cannot be reviewed at this time

because there is no specific building or size proposed. The size of the building envelope is acceptable. If a 6,400 square foot building is proposed in the future, the total building coverage on the property would be 31.4%. This does not exceed the maximum of 50%. The setbacks, height limit, and architecture will be reviewed when the Final Development Plan is submitted. The existing and proposed landscaping totals 14.5% of the site. This exceeds the minimum landscaping requirement of 10%. Industrial uses require parking spaces of 1 per 1,000 square feet to 1 per 300 square feet. The additional parking spaces will provide parking that meets the Municipal Code requirements. Any development through the Final Development Plan would be required to meet all Municipal Code standards.

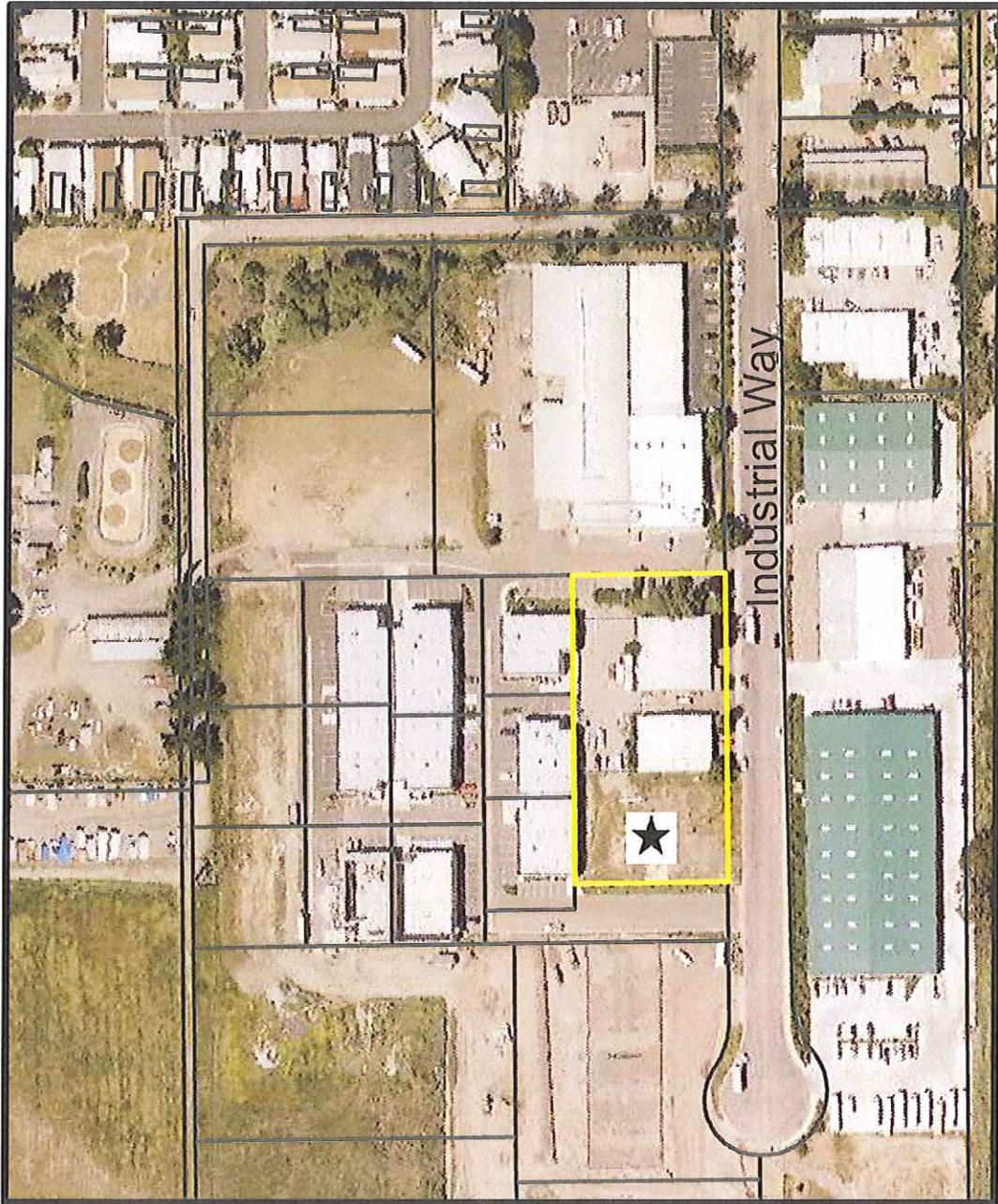
### **RECOMMENDATION**

That the Planning Commission provide direction to the applicant and staff on the proposed project plans, including the band stand and lights proposed in the Figueroa Mountain Brewery Outdoor Area.

### **ATTACHMENTS**

- Attachment 1 – Vicinity Map
- Attachment 2 – Project Plans
- Attachment 3 – Project Description

# Attachment 1: Vicinity Map



## Legend

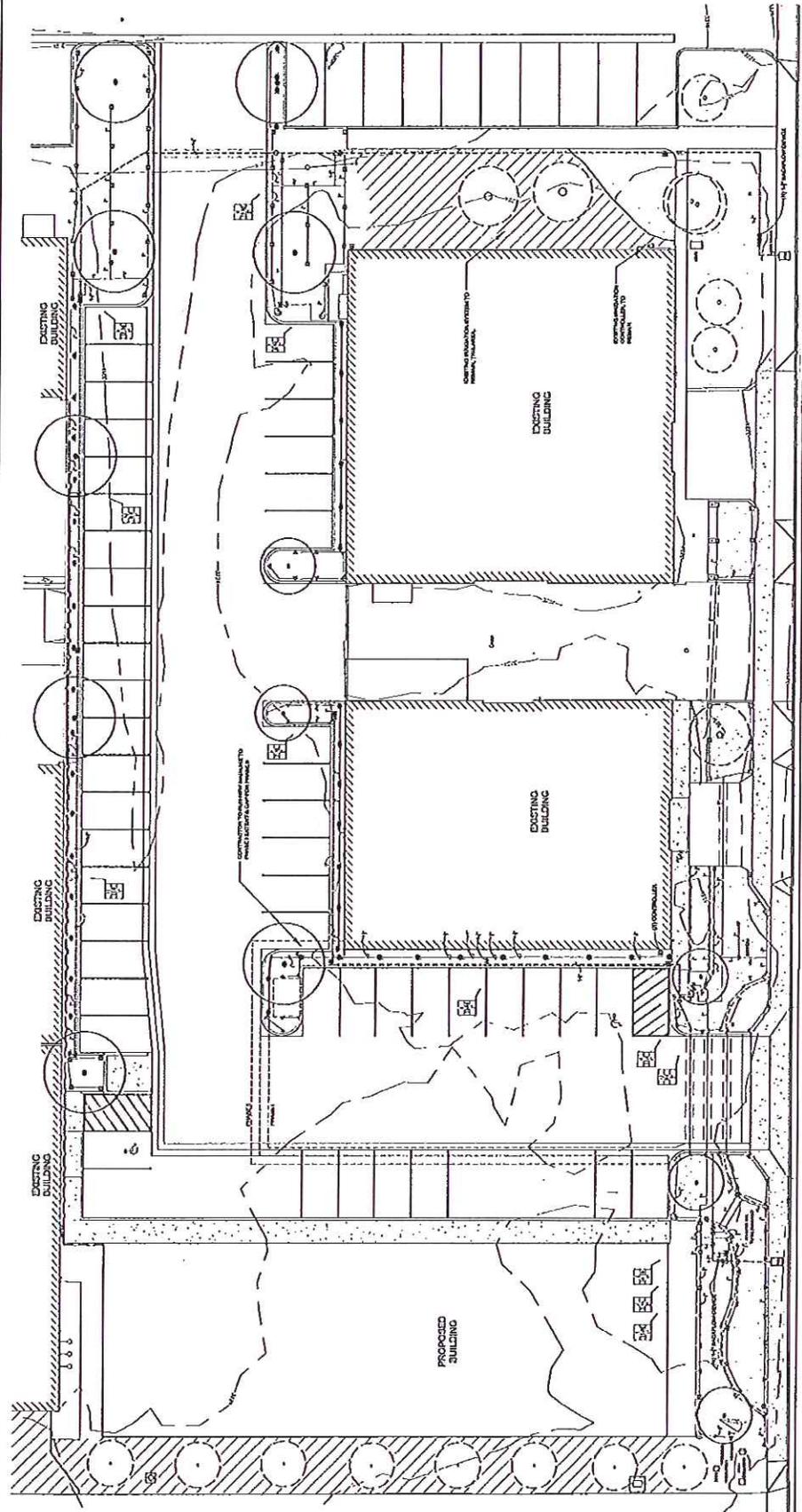
★ Project Location



0 125 250 375 Feet



# Attachment 2

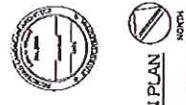


**IRRIGATION NOTES:**

1. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION CONTRACT DOCUMENTS AND THE IRRIGATION PLAN.
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7. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION CONTRACT DOCUMENTS AND THE IRRIGATION PLAN.

**IRRIGATION EQUIPMENT LEGEND:**

- 1. VALVE
- 2. SPRINKLER HEAD
- 3. IRRIGATION PIPE
- 4. IRRIGATION CONTROL
- 5. IRRIGATION CONTROL
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IRRIGATION PLAN  
 1-1



# Attachment 2

INDUSTRIAL WAY PROPERTY  
BUELTON CA  
FOR SANTA YNEZ VALLEY PROPERTIES  
PO BOX 65, BUELTON, CA

Project No.	1000000000
Client	INDUSTRIAL WAY PROPERTY
Contract No.	
Date	10/20/2010

IRIGATION & PLANTING DETAILS  
PARCEL 2, PM 310 PER 65PK45

Author	LSA & GYAT
Checker	LSA & GYAT
Scale	AS SHOWN
Sheet No.	1000000000
Date	10/20/2010

**1 TREE PLANTING**  
No to Soak

- 1. DOUBLE THE SIZE OF THE PLANTING HOLE TO ALLOW FOR SOAKING WATER TO INFUSE THE SOIL AROUND THE ROOTS.
- 2. DO NOT SOAK THE PLANTING HOLE WITH WATER.
- 3. DO NOT SOAK THE PLANTING HOLE WITH WATER.
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- 10. DO NOT SOAK THE PLANTING HOLE WITH WATER.

**2 RECYCLED PLASTIC OR WOOD HEADER**  
No to Soak

- 1. USE RECYCLED PLASTIC OR WOOD HEADER.
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**3 BALL VALVE**  
No to Soak

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**4 REDUCED PRESSURE BACKFLOW PREVENTER**  
No to Soak

- 1. REDUCED PRESSURE BACKFLOW PREVENTER.
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**5 INTERIOR WALL MOUNTED CONTROLLER**  
No to Soak

- 1. INTERIOR WALL MOUNTED CONTROLLER.
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**6 TREE STAKING**  
No to Soak

- 1. TREE STAKING.
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**7 QUICK COUPLER VALVE**  
No to Soak

- 1. QUICK COUPLER VALVE.
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**8 DEEP ROOT BARRIER**  
No to Soak

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**9 ELECTRIC REMOTE CONTROL VALVE**  
No to Soak

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**10 POP-UP HEAD**  
No to Soak

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**11 SHRUB PLANTING**  
No to Soak

- 1. SHRUB PLANTING.
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- 10. SHRUB PLANTING.

**12 GOPHER WIRE INSTALLATION**  
No to Soak

- 1. GOPHER WIRE INSTALLATION.
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**13 INTERIOR WALL MOUNTED CONTROLLER**  
No to Soak

- 1. INTERIOR WALL MOUNTED CONTROLLER.
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**14 ELECTRIC REMOTE CONTROL VALVE**  
No to Soak

- 1. ELECTRIC REMOTE CONTROL VALVE.
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**15 POP-UP HEAD**  
No to Soak

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**16 TREE STAKING**  
No to Soak

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**17 QUICK COUPLER VALVE**  
No to Soak

- 1. QUICK COUPLER VALVE.
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**18 DEEP ROOT BARRIER**  
No to Soak

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**19 ELECTRIC REMOTE CONTROL VALVE**  
No to Soak

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**20 POP-UP HEAD**  
No to Soak

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- 10. POP-UP HEAD.



# Attachment 2

Legend:

==== Limit of Licensed space

⊗ Electrical Box & Post

⊙ Table

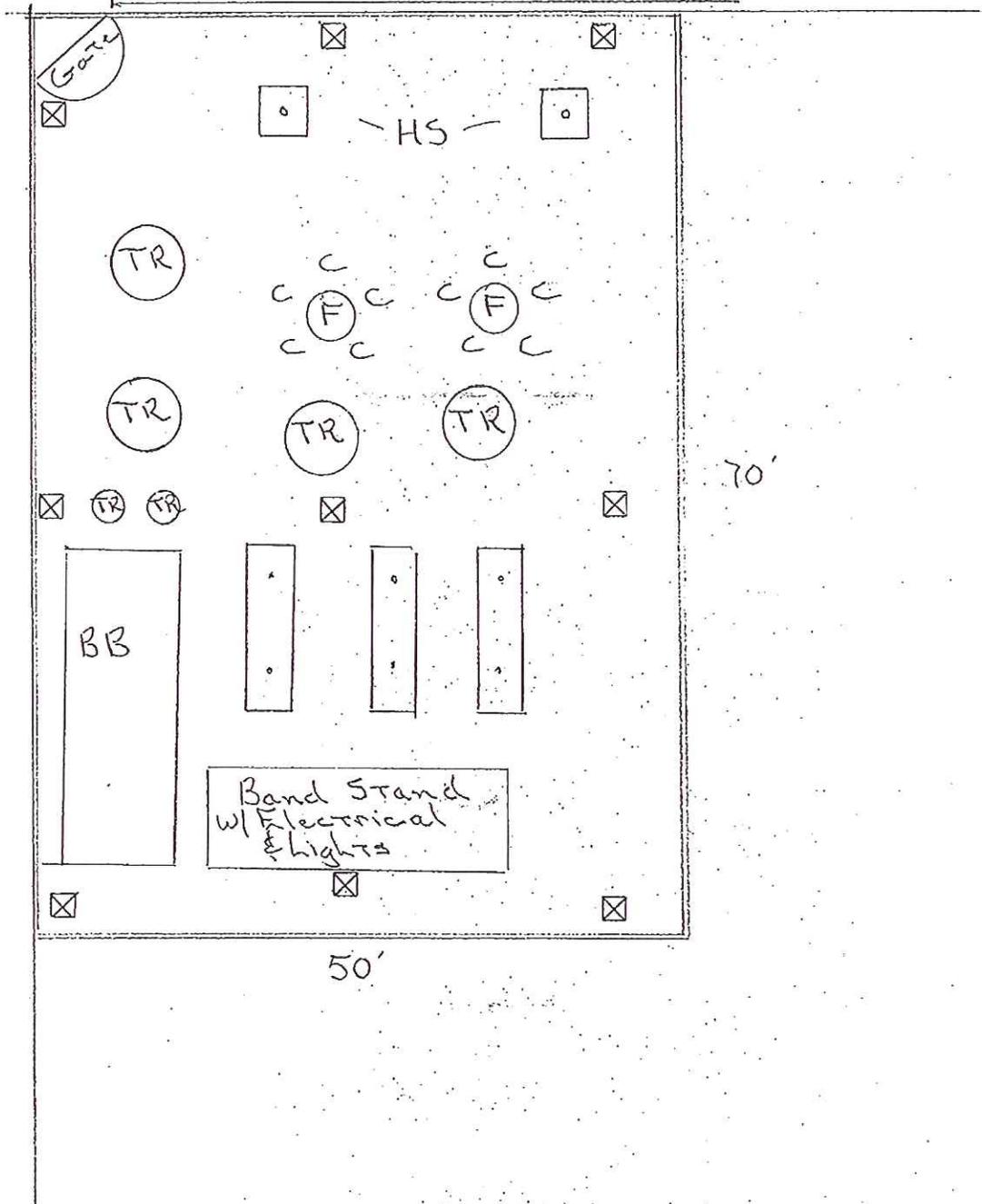
BB Bocce Ball

HS Horse shoe

C Chair

F Fire pit

Existing Figueroa Mtn. Brewing



# Attachment 3

## PROJECT DESCRIPTION

71 Industrial Way, Buellton

Owner: Santa Ynez Valley Properties, LP  
Assessor Parcel Number: 099-690-37-00 Parcel 2 of TPM 31019  
Current Addressing: 73 and 75 Industrial Way  
Proposed Building Address: 71 Industrial Way, Units 1 - 5  
Existing Improvements: Two buildings totaling 11200 square feet

The primary purpose of this application is to provide adequate off-street parking for the existing buildings on site, as well as for future development, and set the basics of future development on the site. As will be described, the project will be done in phases. The initial step, for which a Final Development Plan is being requested, is to construct a portion of the parking area, install landscaping adjacent to the parking, and install a driveway to Industrial Way. Preliminary approval is requested for the future completion of parking and landscaping, and an envelope for a future structure which will be further defined in a future Final Development Plan.

Also as part of the Final Development Plan is a request by Figueroa Mountain Brewery, made to Santa Ynez Valley Properties LP as owners of the property, to allow the use of the extreme south-west corner of the project on a temporary basis for a seating and entertainment area until the property owner constructs the proposed building. The Brewery would occupy the space under a license agreement specifying that the use is temporary and that no conditions placed on their use or improvements would have impacts upon the balance of the property. The attached design of the Brewery area includes several elements such as lighting and the bandstand which may require additional permitting for construction. The use of the proposed Brewery area shall comply with all applicable codes and regulations including hours of occupancy, noise, light and public safety. Figueroa Mountain Brewery is in the process of obtaining necessary state alcohol licensing for the site.

# Attachment 3

## **Current Request for Approvals as part of this Application:**

### **Final Development Plan:**

Phase 1 Driveway and parking within the area to the south of the existing 73 Industrial Way building to serve existing and future development

Temporary area for the adjacent brewery

Phase 1 Landscaping on perimeters of parking and driveway

### **Preliminary Development Plan:**

Define a future building envelope of approximately 9000 square feet

Phase 2 parking, landscaping, and site improvement design for future development

## **Future Request for Approvals:**

### **Final Development Plan:**

Structure within determined building envelope

Phase 2 parking, landscaping, and site improvement design

## **Requested Exceptions to Application:**

Accept Title Report dated February 11, 2011

Defer Phase 1 Report to time of submittal of future Final Development Plan

Defer Elevations and architectural description of building until submittal of future Final Development Plan

Defer Soils Study to time of submittal of future Final Development Plan

# Attachment 3

## **Construction Phases:**

### **First Phase:**

Construct the parking, landscaping, driveway, and brewery area as approved under the Final Development.

### **Second Phase:**

Subject to A Final Development Plan, construct an open-lease industrial building of approximately 7000 square feet within the defined building envelop, parking, landscaping and infrastructure as per the Preliminary Development Plan.

Complete all remaining aspects of projects as described and conditioned.

## **Proposed Uses:**

All uses within the existing and proposed buildings shall be in compliance with established Buellton City land use regulations including hours of operation, noise, and business activities. It is anticipated that all space shall be open lease Industrial tenancy.

## **Utility Services:**

Sewer: Private lift station (existing) to City of Buellton sewer system

Water: City of Buellton

Electricity, natural gas and telephone by public utilities

All utilities are on site excluding cable television

# Attachment 3

## Statistics of Permanent Improvements and Development:

Gross Parcel Area: 67200 square feet

Net Parcel Area: 56052 square feet

### Building Coverage of Net Lot:

#### Existing:

75 Industrial Way 6400 sq ft 11.4%

73 Industrial Way 4800 sq ft 8.6%

#### Proposed:

71 Industrial Way 6400 sq ft 11.4%

Total 31.4%

### Parking:

Existing to Remain: 10

#### Proposed:

Phase 1 9

Phase 2 39

Total: 58

Handicapped Provided: 2

Parking/Building Ratio: 1/302 sq ft

### Landscaping Coverage:

Existing: 4544 sq ft

Proposed: 5200

Total: 9744 sq ft

Landscape Coverage of Gross Site: 14.5%

# Attachment 3

## DESCRIPTION OF FUTURE BUILDING

Future building application will be within a 9000 square foot buildings envelop area, the precise design to be determine as part of a future Final Development Plan. The building setbacks will be as per Buellton code at zero setbacks along the south and west sides of project. The projected net building area is approximately 6400 square feet.

Structure will conform to all applicable codes and ordinances including lighting, fire protection and handicapped access.

Maximum building height will be 45 feet, although the anticipated design will be at a height similar to neighboring structures.

Architecture and colors will be compatible with surrounding structures. The accompanying pictures show the styles and design of the neighboring properties.

Exterior walls will be masonry, concrete panel, or stucco. Split-face masonry block will be the preferred material. Roof will be non-reflective metal or membrane.

Street frontage along Industrial Way will include storefront entrances under decorative awnings or covered walkway.

Design will allow for second floor office and storage areas as additional building footage.

The north wall of building will incorporate overhead warehouse doors and entrances to possible multiple units.

Architectural details and specifications will be determined as part of a future Final Development Plan in compliance with the site placement as set under the current application.

# Attachment 3

