



CITY OF BUELLTON

PLANNING COMMISSION AGENDA

**Regular Meeting of March 7, 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 Vice Chair Adams

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 February 21, 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

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

- 2. Resolution No. 13-04- "A Resolution of the Planning Commission of the City of Buellton, California, Recommending that the City Council Approve a One Year Time Extension Request for Final Development Plan (07-FDP-03) until February 14, 2014, 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 21, 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 February 21, 2013 – 6:00 p.m.
City Council Chambers, 140 West Highway 246
Buellton, California

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Commissioner Reif led the Pledge of Allegiance

ROLL CALL

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

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

REORDERING OF AGENDA

None

APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of February 7, 2013

MOTION:

Commissioner Fussel moved and Commissioner Reif seconded the motion to approve the Minutes of February 7, 2013.

VOTE:

Motion passed by 5-0 voice vote

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

2. **Resolution No. 13-03 - "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-02) Adding Section 19.06.260 Relating to the Prohibition of Cigarette, Tobacco, and Head Shops, and Making Findings in Support Thereof"**

STAFF REPORT:

Planning Director Bierdzinski presented the Staff Report.

DOCUMENTS:

Staff Report

Resolution No. 13-03 with Exhibit A

DISCUSSION/SPEAKERS:

Chair Mercado opened the Public Hearing at 6:09 p.m.

The following members of the public spoke in favor of the proposed Resolution citing the dangers of tobacco on youth in the community.

Margory Diaz, Santa Ynez Valley High School Student

Lindsey Drewes, Santa Ynez Valley Youth Coalition

Mary Conway, Santa Ynez Valley Youth Coalition

Dawn Dunn, Santa Barbara County Health Department

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

The Commission discussed the percentage of square footage in Item C-1 of the Draft wording in proposed section 19.06.260 of the Buellton Municipal Code and suggested it be increased to 45% instead of 35%.

MOTION

Commissioner Reif moved and Commissioner Fussel seconded the motion to adopt Resolution No. 13-03 - "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-02) Adding Section 19.06.260 Relating to the Prohibition of Cigarette, Tobacco, and Head Shops, and

Making Findings in Support Thereof' with the change to Item C-1 replacing 35% with 45% square footage.

VOTE

Motion passed with a 5-0 roll call vote.

OTHER BUSINESS

None

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

None

PLANNING DIRECTOR REPORT

Mr. Bierdzinski updated the Commission on upcoming events and recent City Council actions including an update on the Vision Plan stating that a Request for Proposals (RFP) has been generated for an Economic Development Consultant.

ADJOURNMENT

Chair Mercado adjourned the meeting at 6:30 p.m. to the next regular scheduled meeting of the Planning Commission to be held March 7, 2013 at the City Council Chambers, 140 West Highway 246, Buellton.

Art Mercado, 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: Angela Perez, Assistant Planner
Date: March 7, 2013
Subject: Resolution No. 13-04- "A Resolution of the Planning Commission of the City of Buellton, California, Recommending that the City Council Approve a One Year Time Extension Request for Final Development Plan (07-FDP-03) until February 14, 2014, and Making Findings in Support Thereof"

BACKGROUND/DISCUSSION

Mitigated Negative Declaration (07-MND-03), General Plan Amendment (07-GPA-02), Final Development Plan (07-FDP-03), and Tentative Parcel Map (TPM 31050) were approved by the City Council on February 14, 2008. The Final Development Plan was set to expire on February 14, 2013, however the applicant applied for a time extension.

The Final Development Plan included the development of a 120 unit inn and a racquet club with 8 tennis courts, two swimming pools, a spa, a clubhouse, a river trail connection and jogging path, and multiple gathering spaces. This project is located to the east of Industrial Way (see Attachment 1 – Vicinity Map). Attachments 2 through 5 include the approved site and elevation plans.

The Planning Commission may, upon good cause shown, recommend that the City Council grant a time extension for one year (See Attachment 6 - Buellton Municipal Code Section 19.08.120.H). Staff is unaware of any reason to deny the extension, and it is reasonable to recommend that the City Council approve a one year time extension at this time. Staff has prepared a proposed resolution for any consideration of granting an extension.

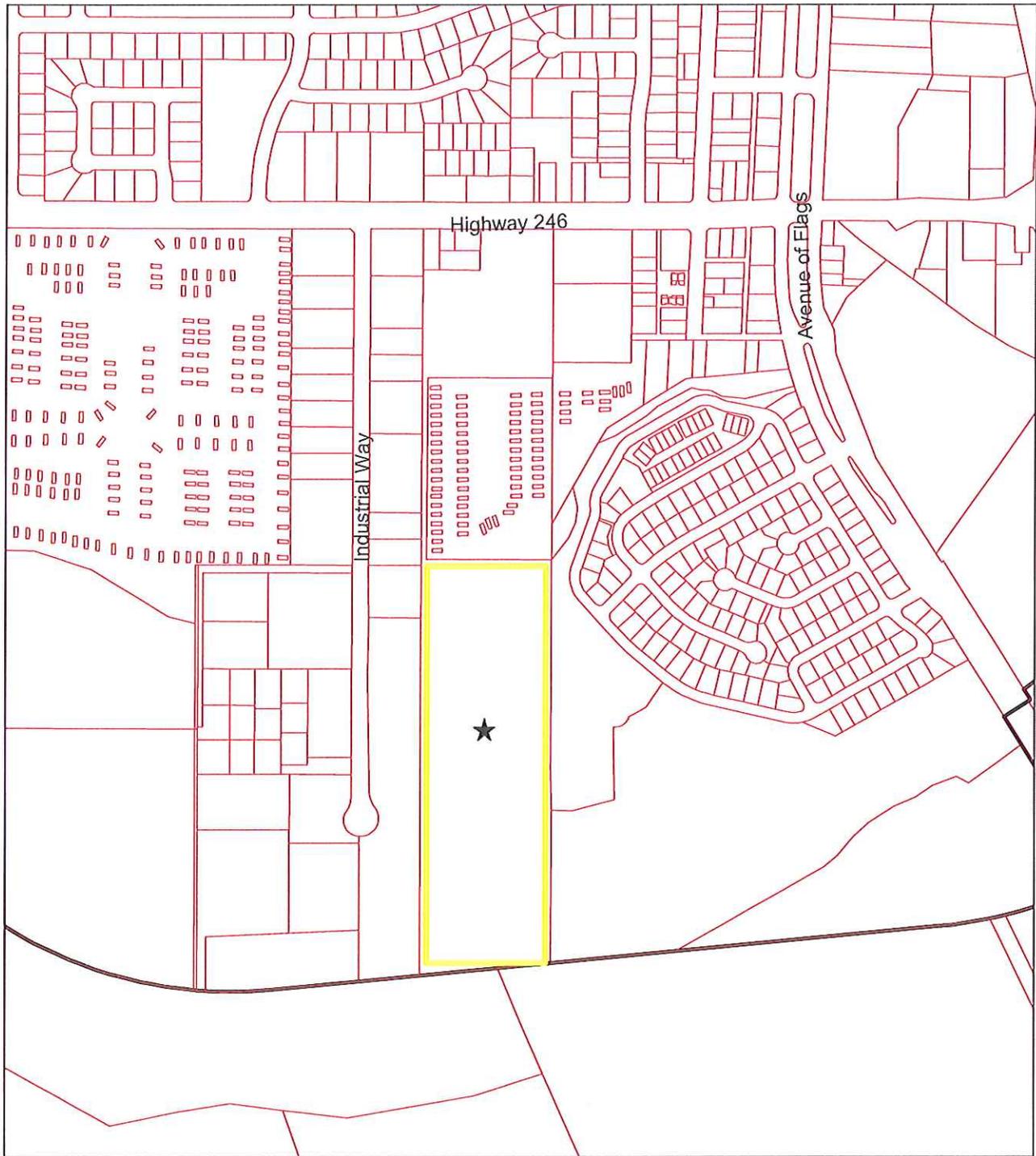
RECOMMENDATION

That the Planning Commission consider the adoption of Resolution No. 13-04, "A Resolution of the Planning Commission of the City of Buellton, California, Recommending that the City Council Approve a One Year Time Extension Request for Final Development Plan (07-FDP-03) until February 14, 2014, and Making Findings in Support Thereof" by title only and waive further reading.

ATTACHMENTS

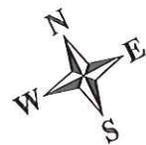
- Attachment 1 – Vicinity Map
- Attachment 2 – Site Plan, Clubhouse
- Attachment 3 – Site Plan, Condos
- Attachment 4 – Elevation Plan, Clubhouse
- Attachment 5 – Elevation Plan, Condos
- Attachment 6 – Buellton Municipal Code Section 19.08.120
Planning Commission Resolution No. 13-04

Attachment 1



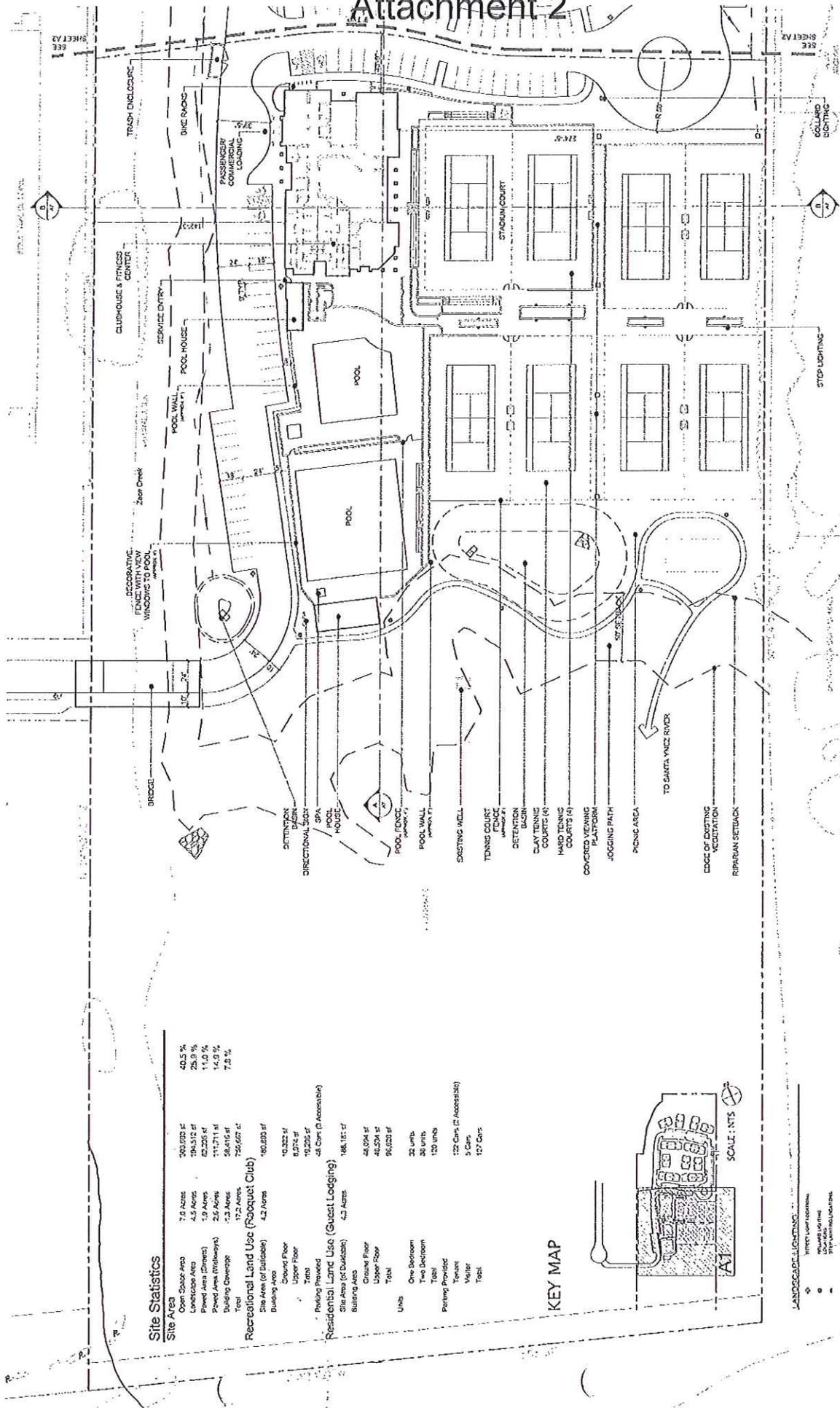
Legend

-  Parcels
-  City Limits
-  Project Site



Attachment 2

A1



ARCHITECTURAL SITE PLAN - CLUBHOUSE
Santa Ynez Valley Inn & Racquet Club
 September 27, 2007

Site Statistics

Category	Area	Percentage
Open Space Area	7.0 Acres	40.5 %
Landscaped Area	194,310 sq ft	25.9 %
Paved Area (Direct)	80,230 sq ft	11.0 %
Paved Area (Off-Roadways)	111,211 sq ft	14.9 %
Building Coverage	28,416 sq ft	7.8 %
Total	172.2 Acres	

Recreational Land Use (Racquet Club)

Category	Area	Count
Site Area (or padlock)	4.2 Acres	140,803 sq ft
Building Area		
Ground Floor	10,322 sq ft	
Upper Floor	8,774 sq ft	
Total	19,096 sq ft	48 Cars (3 Available)

Residential Land Use (Guest Lodging)

Category	Area	Count
Site Area (or padlock)	4.2 Acres	148,181 sq ft
Building Area		
Ground Floor	48,894 sq ft	
Upper Floor	48,204 sq ft	
Total	97,098 sq ft	

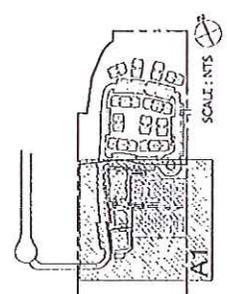
Units

One Bedroom	22 Units
Two Bedroom	38 Units
Total	120 Units

Parking Provided

Tenant	122 Cars (2 Available)
Visitor	9 Cars
Total	127 Cars

KEY MAP



LANDSCAPE LIGHTING
 - Direct Light Fixtures
 - Indirect Light Fixtures
 - Flood Light Fixtures



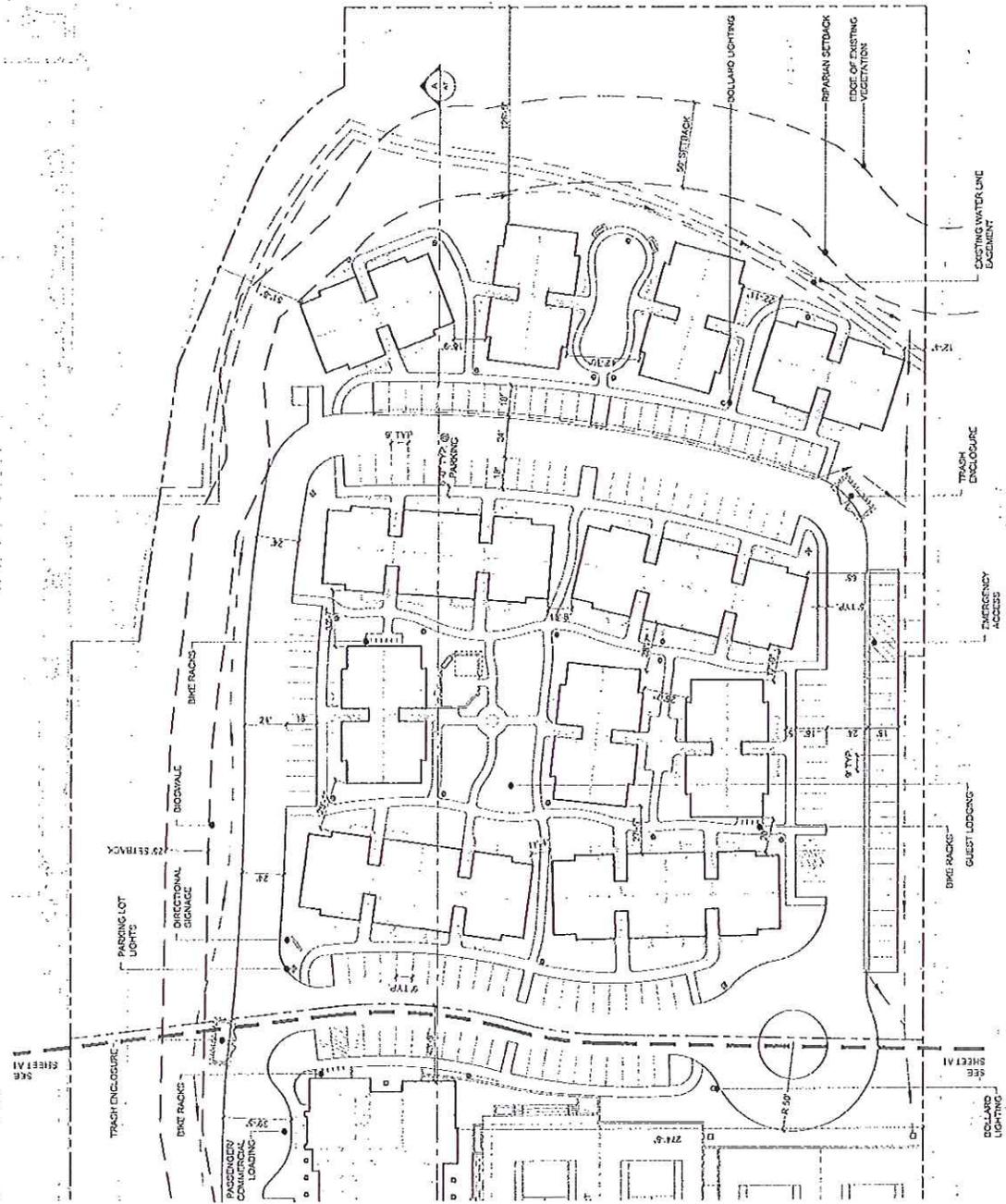
rm design group
 creating environments people enjoy

Site Plan: Santa Ynez Valley Inn & Racquet Club, Santa Ynez Valley, California
 Prepared for: Santa Ynez Valley Inn & Racquet Club
 Date: September 27, 2007

ARCHITECTURAL SITE PLAN - HOTEL-CONDOMINIUMS Santa Ynez Valley Inn & Racquet Club

September 27, 2007

2006080



Site Statistics

Site Area	Area	%
Open Space Area	7.0 Acres	40.5 %
Landscape Area	4.5 Acres	25.0 %
Paved Area (Streets)	1.0 Acres	11.0 %
Paved Area (Walkways)	111,771 sf	14.0 %
Building Coverage	34,410 sf	7.8 %
Total	17.2 Acres	

Recreational Land Use (Racquet Club)

Site Area of (Baldwin)	4.2 Acres
Building Area	180,000 sf
Ground Floor	10,320 sf
Upper Floor	8,574 sf
Total	19,266 sf

Parking Provided

48 Cars (3 Accessible)

Residential Land Use (Guest Lodging)

Site Area of (Baldwin)	4.2 Acres
Building Area	48,094 sf
Ground Floor	48,094 sf
Upper Floor	60,020 sf
Total	108,214 sf

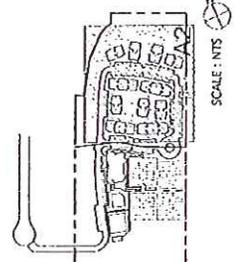
Units

One Bedroom	32 Units
Two Bedroom	88 Units
Total	120 Units

Parking Provided

Tenant	122 Cars (2 Accessible)
Visitor	5 Cars
Total	127 Cars

KEY MAP



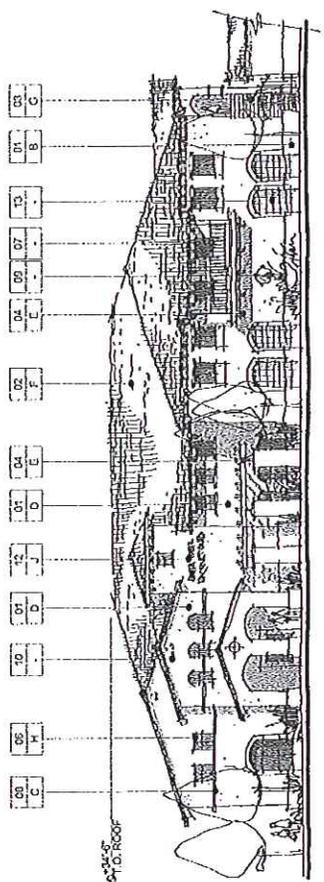
- LANDSCAPE LIGHTING**
- Street Light Fixtures
 - Area Lighting
 - Spot Lighting Locations



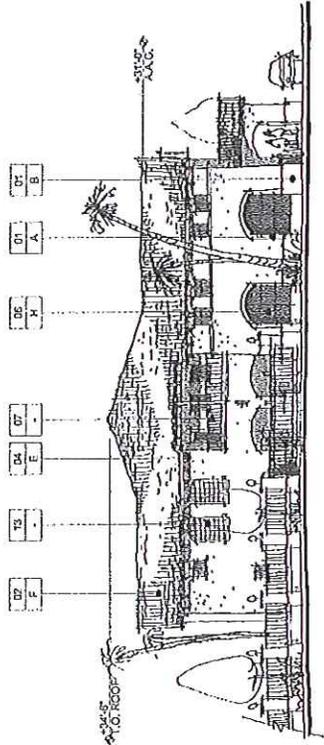
rmc group
creating environments people enjoy

Site Plan prepared by RMC Group, Inc. for Santa Ynez Valley Inn & Racquet Club. All rights reserved. No part of this document may be reproduced without written permission from RMC Group, Inc.

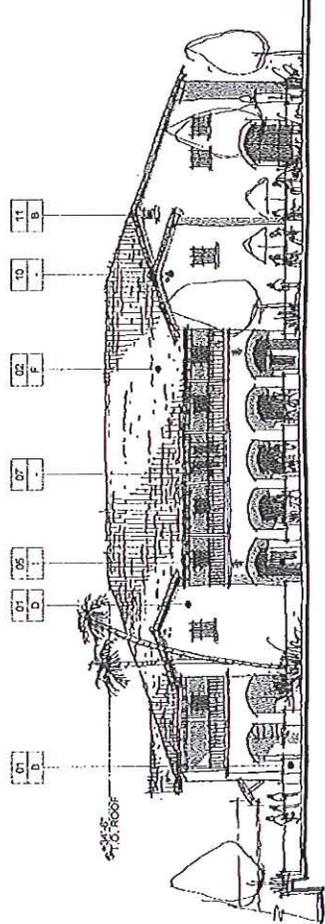
Attachment 4



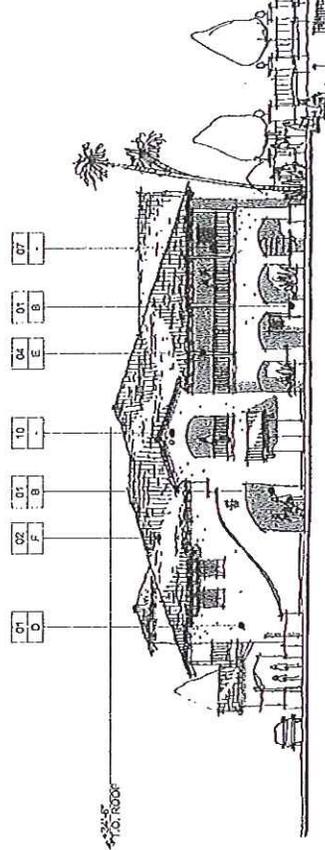
West Elevation
Scale = 1/4" = 1'-0"



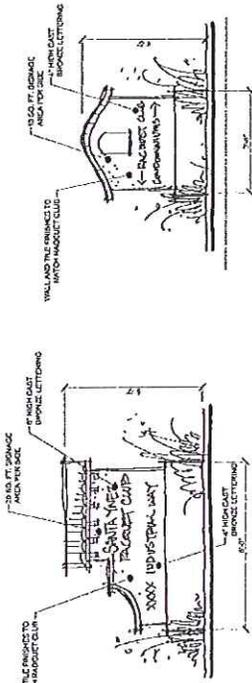
North Elevation
Scale = 1/4" = 1'-0"



East Elevation
Scale = 1/4" = 1'-0"



South Elevation
Scale = 1/4" = 1'-0"



Entry Sign
Scale = 1/2" = 1'-0"

Directional Sign
Scale = 1/2" = 1'-0"

Material

- 01 Cement Plaster Stucco (Smooth, Hard Troweled)
- 02 Cement Plaster Stucco (Crystal White)
- 03 Floor Tile
- 04 Coped Timber
- 05 Wood Door
- 06 Wood Window
- 07 Decorative Wrought Iron Railing
- 08 Decorative Foam Trim
- 09 Pre-Cast Fourside
- 10 Decorative Clay Vents
- 11 Louvers
- 12 Railing Stippled
- 13 Tile Mosaic

Color

- A La Habra Stucco - 3009 (Crystal White)
- B La Habra Stucco - 3022 (Auburn)
- C La Habra Stucco - 3022 (Charlito)
- D La Habra Stucco - 3021 (Dawn)
- E Frazee Wood Stain - Medina 3612
- F US Tile Roof Tile - Pine Plank
- G Daltile Floor Tile - 090 (Red Power)
- H Kolbe & Kolbe Window - Stained to Match Trim
- I Kolbe & Kolbe Door - Stained to Match Trim
- J 1/2" High Cast Bronze Lettering

Make Elevations to follow the Mission Revival architectural style as found in the City of Santa Ynez Community Design Guidelines.



3/0327=1'-0"
ELEVATIONS - CLUBHOUSE
Santa Ynez Valley Inn & Racquet Club
 September 27, 2007

A5

Buellton Municipal Code

Up Previous Next Main Search Print No Frames

[Title 19 ZONING](#)[Chapter 19.08 LAND USE PERMIT PROCEDURES](#)**19.08.120 Development plans.**

The development plan process provides for the discretionary review by the city of projects allowed by right within their respective zoning districts which, because of the type, scale, or location of the development, require more detailed review than that afforded by the zoning clearance process. When development plan approval is required by Chapter 19.02 of this title to authorize a proposed land use, the permit application shall be processed as follows.

A. Applicability.

1. Whenever Chapter 19.02 of this title requires development plan approval for a specified land use, a development plan application shall be filed with the department and approved only for:

- a. The first development of a vacant site; or
- b. The replacement of an existing building, structure, or site improvement; or
- c. The construction of an additional building, structure, or site improvement not authorized by a development plan; or
- d. An existing building, structure, or site improvement proposed for expansion or alteration, that was not originally authorized by a development plan.

After the construction of a building, structure, or site improvement authorized by development plan approval is completed, the replacement of an existing land use with a new use that is listed as allowed by Chapter 19.02 of this title shall require zoning clearance (Section 19.08.100) instead of a new development plan, except where the proposed new use is prohibited by conditions of approval of the previous development plan.

2. When development plan approval is required by Chapter 19.02 of this title, no construction permit shall be issued for any development, including grading, for any property subject to the provisions of this section until a preliminary and/or final development plan has been approved as provided by this section, with the exception that the director may waive the requirements of this section if the project involves only a minor alteration, addition, or replacement to an existing structure, and where there is a previously approved final development plan on file in the planning department, the project is in substantial conformance with such development plan.

3. An applicant may file a preliminary and then a final development plan, or just a final development plan. When only a final development plan is filed, it shall be processed in the same manner as a preliminary development plan.

4. No portion of any property not included within the boundaries of the development plan shall be entitled to any development permits.

B. Jurisdiction. In the service commercial (CS) and light industry (M-1) zoning districts, preliminary and final development plans for buildings and structures that do not exceed a total of ten thousand (10,000) square feet in gross floor area for the entire parcel shall be under the jurisdiction of the director and shall be processed as set forth herein.

C. Application Contents. Applications for preliminary and final development plans shall include the forms provided by the planning department, together with all additional information and materials specified on the "required application contents" list furnished by the planning department with all land use permit applications.

D. Processing of Preliminary Development Plan.

1. Any application filed pursuant to this section that is inconsistent with the use and/or density requirements of this title or the general plan must incorporate measures or be accompanied by any additional permit applications necessary to make the project consistent. The planning department may refuse to accept for processing any application the director finds to be inconsistent with the general plan.
2. Upon receipt of the preliminary development plan, the planning department shall process the plan through environmental review pursuant to the city CEQA guidelines.
3. If the preliminary development plan is under the jurisdiction of the director, a public hearing shall not be required. However, notice shall be given at least ten days prior to the date of the director's decision as provided in Section 19.10.400 of this title. The director may approve, conditionally approve, or deny the plan. The director shall give notice of approval pursuant to Section 19.10.400(A)(2) of this title. The director's decision shall be final, subject to appeal to the planning commission as provided in Section 19.10.130 of this title.
4. The planning commission shall consider preliminary development plans within its jurisdiction at a noticed public hearing and approve, conditionally approve, or deny the plan. The planning commission's action shall be final, subject to appeal to the city council as provided in Section 19.10.130 of this title.
5. If the preliminary development plan is submitted in conjunction with an application for a general plan amendment, rezoning, tentative map or any other entitlement which requires final action by the city council, the planning commission shall recommend approval, conditional approval, or denial to the city council. The planning department shall provide to the city clerk the recommendation of the planning commission, together with all forms of notice required, in accordance with Section 19.10.400 of this title, of the time and place of a public hearing before the city council to consider the applications. The city clerk shall set the matter for public hearing and cause to be published all required notices for the public hearing on the applications. The decision of the city council shall be final.
6. If a revised preliminary development plan is required, it shall be processed in the same manner as the original plan. When approved by the planning commission or director, such revised plan automatically supersedes any previously approved plan.

E. Processing of Final Development Plan.

1. Any application filed pursuant to this section that is inconsistent with the use and/or density requirements of this title or the general plan must be accompanied by an application to make the project consistent. The planning department may refuse to accept for processing any application the director finds to be inconsistent with the general plan.
2. Upon receipt of the final development plan, the planning department shall process the plan through environmental review, unless there is no change from the preliminary development plan.
3. When either the planning commission or director has approved a preliminary development plan, the director shall review the final development plan for conformance with the preliminary development plan and shall approve, conditionally approve, or deny the final development plan, without a public hearing. The director shall give notice of approval pursuant to Section 19.10.400(A)(2) of this title. The director's action shall be final subject to appeal to the planning commission as provided in Section 19.10.130 of this title.
4. If the final development plan has any substantial changes from the preliminary development plan approved by the planning commission, other than those required by conditions set in the preliminary development plan, the director shall refer the final development plan to the planning commission for approval.
5. When there is no preliminary development plan, the final development plan shall be processed in the same way as a preliminary development plan, as provided by subsection D of this section.

F. Findings Required for Approval.

Attachment 6

1. Preliminary Development Plan. A preliminary development plan shall be approved only if all of the following findings can be made:

- a. That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the density and intensity of development proposed.
- b. That adverse impacts are mitigated to the maximum extent feasible.
- c. That streets and highways are adequate and properly designed.
- d. That there are adequate public services, including but not limited to, fire protection, water supply, sewage disposal, and police protection to serve the project.
- e. That the project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding areas.
- f. That the project is in conformance with the applicable provisions of this title and the general plan.
- g. That the project will not conflict with any easements required for public access through, or public use of a portion of the property.
- h. That the proposed development is in conformance with the community design guidelines.

2. Final or Revised Final Development Plan. A final or revised final development plan shall be approved only if all of the following findings are made, in addition to the findings required by subsection (F)(1) of this section:

- a. The plan is in substantial conformity with any approved preliminary or revised preliminary development plan except when the planning commission or director considers a final development plan for which there is no previously approved preliminary development plan. In this case, the planning commission or director may consider the final development plan as both a preliminary and final plan.
- b. The plan is in conformance with all applicable provisions and policies of the city general plan and this title.
- c. That the proposed development is in conformance with the community design guidelines.

G. Conditions, Restrictions, and Modifications.

1. At the time the preliminary or final development plan is approved, the director, planning commission, or city council may modify the building height limit, distance between buildings, setback, yard, parking, building coverage, landscaping or screening requirements specified in the applicable zone district when the director, planning commission, or city council finds that such modifications are justified.

2. As a condition of approval of any preliminary or final development plan, the director, planning commission, or city council may impose any appropriate and reasonable conditions or require any redesign of the project as they may deem necessary to protect the persons or property in the neighborhood, to preserve the neighborhood character, natural resources or scenic quality of the area, to preserve or enhance the public peace, health, safety, and welfare, or to implement the purposes of this title.

3. The director, planning commission, or city council may require as a condition of approval of any development plan, the preservation of trees existing on the property.

H. Time Limits.

1. A preliminary development plan shall expire two years after its approval, except that, for good cause shown, it may be extended for one year by the director or planning commission.

2. Final development plans shall expire five years after approval unless, prior to the expiration date, substantial physical construction has been completed on the development or a time extension has been applied for by the applicant. The director or planning commission or city council may, upon good cause shown, grant a time extension for one year.

I. Site and Design Review.

1. Preliminary Site and Design Review. All projects shall be reviewed by the planning commission within the first thirty (30) days of an initial project submittal to review and provide preliminary comments on the site design and architectural elevations. A color board shall be submitted with the initial submittal of a project to assist in the review of the project by staff and the planning commission. The planning commission shall also determine whether story poles are required for projects that are twenty-five (25) feet in height or less as referenced in subsection 19.08.120(I)(2) of this section.

2. Story Poles and Modeling. For all projects that exceed twenty-five (25) feet in height, story poles shall be erected on the project site no later than thirty (30) days before the first public hearing on the project and shall remain in place until a final decision is made on the project. A surveyor or registered civil engineer may be required to certify in writing to the city that the story poles are properly located and reflect proposed heights. Story poles may also be required for projects that are less than twenty-five (25) feet in height as determined by the planning commission during the preliminary site and design review process referenced in subsection 19.08.120(I)(1) of this section. A scale model, a three-dimensional computer graphic presentation, or a three-dimensional graphic rendering shall be provided at the public hearings for the project. Said model or graphic presentations shall include structures on all surrounding properties. The city council may waive the requirement for story poles, scale models, or graphic presentations upon a written request to the city council demonstrating that these items would not provide clarification for review of the project. (Ord. 09-06 § 3, 2009; Ord. 6-02 § 10, 2006; Ord. 01-04 § 6, 2002; Ord. 94-13, 1994; prior code § 19.08.120)

PLANNING COMMISSION RESOLUTION NO. 13-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUELLTON, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE A ONE YEAR TIME EXTENSION REQUEST FOR FINAL DEVELOPMENT PLAN (07-FDP-03) UNTIL FEBRUARY 14, 2014, AND MAKING FINDINGS IN SUPPORT THEREOF

BE IT RESOLVED by the Planning Commission of the City of Buellton as follows:

SECTION 1: Pursuant to the Zoning Ordinance of the City of Buellton, an application has been filed by Karl Pope of Buellton Tennis Villas Development LLC, property owner (hereinafter referred to as "Applicant"), requesting a one year time extension of the approved Final Development Plan (07-FDP-03) which includes the development of a 120 unit inn and a racquet club with 8 tennis courts, two swimming pools, a spa, a clubhouse, a river trail connection and jogging path, and multiple gathering spaces (the "Project"), located to the east of Industrial Way, Assessor Parcel No. 099-690-048 (the "Property").

SECTION 2: The application consists of a time extension (the "Extension Request") of an approved Final Development Plan.

SECTION 3: All proceedings having been duly taken as required by law, and upon review of the information provided in the staff report, consideration of the public comment, as well as other pertinent information, the Planning Commission finds the following:

- A. Record.** Prior to rendering a decision on any aspect of the Project, the Planning Commission considered the following:
1. All public testimony, both written and oral, received in conjunction with that certain public hearing conducted by the Planning Commission on March 7, 2013 ("Public Hearing").
 2. All oral, written and visual materials presented by City staff in conjunction with the Public Hearing.
 3. The following informational documents which, by this reference, are incorporated herein.
 - a. That certain written report and attachments submitted by the Planning Department dated March 7, 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 of public hearing was published in a newspaper on February 21, 2013 (the "Public Notice"), a minimum of ten (10) days in advance of the Public Hearing.
 2. The Public Notice was mailed to the Applicant, affected public agencies, persons owning property within 300 feet of the Project site and others known to be interested in the matter on February 21, 2013, 10 days in advance of the Public Hearing.
 3. The Public Notice and Agenda for the Public Hearing were posted in three conspicuous public places a minimum of 10 days before the Public Hearing.
- C. Environmental Clearance.** As part of the original City Council approval of the Project, an Initial Study and Mitigated Negative Declaration were prepared in accordance with the requirements of the California Environmental Quality Act ("CEQA"), Public Resources Code sections 21000 et seq., the State CEQA Guidelines, 14 California Code of Regulations sections 15000 et seq., and the CEQA Guidelines of the City of Buellton. No changes have occurred with respect to the Project, or its environmental surrounding, to require subsequent environmental review.
- 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 review the Planning Commission does hereby declare that a time extension is consistent with Section 19.08.120 of the Buellton Municipal Code.

SECTION 4: The Planning Commission hereby recommends that the City Council approve the Extension Request for a one year time extension of the Final Development Plan (07-FDP-03) until February 14, 2014.

SECTION 5: The Planning Commission Secretary shall certify to the adoption of this resolution.

PASSED, APPROVED, AND ADOPTED this 7th day of March, 2013

Art Mercado, Chair

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. 13-04 was duly passed and adopted by the Planning Commission of said City at a regular meeting thereof, held on the 7th day of March, 2013, by the following vote, to wit.

AYES:

NOES:

ABSENT:

NOT VOTING:

IN WITNESS WHEREOF, I have hereunto set my hand this 7th day of March, 2013.

Clare Barcelona
Planning Commission Secretary