CITY OF BUELLTON

PLANNING COMMISSION AGENDA

Regular Meeting of May 17, 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 Adams

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 April 19, 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

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

None

OTHER BUSINESS

2. Conceptual review of drive-through lanes at 234 E. Highway 246 (Blockbuster/Sunrise Coffee Building)

WRITTEN COMMUNICATIONS

PLANNING COMMISSIONER COMMENTS

PLANNING DIRECTOR REPORT

ADJOURNMENT

To the next regularly scheduled Planning Commission meeting of Thursday, June 7, 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 April 19, 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

Vice Chair Mercado led the Pledge of Allegiance

ROLL CALL

Present:	Commissioners Craig Adams Foster Reif, Gerald Witcher, Vice Chair Art Mercado and Chair Jason Fussel
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 April 5, 2012**

MOTION:
Chair Fussel moved and Commissioner Mercado seconded the motion to approve the Minutes of April 5, 2012.
VOTE:
Motion passed by a 4-0 voice vote with abstention by Commissioner Adams due to his absence from the meeting.

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

None

WRITTEN COMMUNICATIONS

None

OTHER BUSINESS

2. Update on Public Visioning Process and Cal Poly Study

Planning Director Bierdzinski updated the Commission on the Public Visioning Process stating that the Corridor Constraint study was released on April 4th and is available on the website and that the City Council has prioritized seven action items and gave staff direction to move forward on these items.

Mr. Bierdzinski gave a brief update on the Cal Poly Study stating that the Urban Design class is well underway in preparing a land use study and form based codes for the Avenue of Flags and reminded the Commission of future Cal Poly workshop dates.

PLANNING DIRECTOR REPORT

None

PLANNING COMMISSIONER COMMENTS

None

ADJOURNMENT

Chair Fussel adjourned the meeting at 6:07 p.m. to the next regular scheduled meeting of the Planning Commission to be held May 3, 2012 at the City Council Chambers, 140 West Highway 246, Buellton, CA.

_____
Jason Fussel, Planning Commission Chairman

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, Planning Director

Date: May 17, 2012

Subject: Conceptual Review of Proposed Drive-thru Lanes
234 East Highway 246

BACKGROUND/DISCUSSION

The applicant is seeking preliminary Planning Commission direction on the installation of two drive-thru lanes at 234 East Highway 246 (the Blockbuster/Sunrise Coffee building – Attachment 1 Vicinity Map). Attachment 2 is the conceptual plans from the applicant. Based on direction received at this meeting, the applicant would be filing a Conditional Use Permit application for this request pursuant to the Municipal Code that would be ultimately reviewed by the Planning Commission. An air quality analysis would be required pursuant to Section 19.06.070 of the Municipal Code to show that the air quality impacts of the drive-thru lanes are equal to or less than without the drive-thru lanes. A traffic study analyzing the turning movements and stacking would also be required.

The applicant is proposing drive-thru lanes on both the north and south sides of the building as shown on Attachment 2. The purpose is to possibly accommodate banks in these locations at some future date.

Northern Drive-thru Lane

The northern drive-thru lanes would be accessed from the property to the east through a proposed new curb opening (discussed further below). Vehicles would enter the drive aisles via the driveway on the adjoining property to the east. Two drive-thru lanes and one through lane are proposed. Vehicles would exit into the existing drive aisles of the Albertson's Center. Please note that the through lane would block the Tom's Gas trash enclosure. Also note that the new lanes are not located on the applicant's property, but on the property of Tom's Gas. It will also require the removal of six parking spaces on the Burger King/PattiBakes properties. Based on parking calculations, those sites have an excess of 60 parking spaces. Therefore, removal of parking would not be a constraint.

Southern Drive-thru Lane

One drive-thru lane is proposed along the southern portion of the building. It would be accessed from the Albertson's Center drive aisle and exit to the south. The existing trash

enclosure is proposed to be relocated but will still be blocked by the drive-thru lane. Stacking issues into the drive aisle and conflicting traffic movements are significant concerns with this drive-thru lane.

Access between Properties

A separate project is being developed between staff and the adjoining property owners. Two new access points between the Albertson's Center and the Burger King/PattiBakes site are being proposed (see Attachment 1). This is a separate project from the drive-thru request but would be required to provide access to the northern drive-thru.

Staff has the following concerns with both drive-thru locations at this time. Initial traffic circulation comments are included as Attachment 3.

Northern Drive-thru Lane

- Drive-thru lanes are not on the applicant's property. Appropriate easements would have to be obtained.
- The trash enclosure from Tom's Gas would be blocked and create traffic conflicts with trash vehicles and persons accessing the trash area. Approval from the owner of Tom's Gas would be required to relocate the trash enclosure.
- Without additional data, the impacts of vehicle stacking are unknown, and could impede ADA access.
- The traffic impacts with the exit lanes and cross traffic cannot be determined at this time.

Southern Drive-thru Lane

- The relocated trash enclosure is still blocked by the drive-thru lane.
- Not enough stacking is provided and vehicles will queue into the drive aisle and create traffic hazards and possible ADA impediments.
- The right turn exiting of lanes 4 and 5 are in direct conflict with the two-way parking lot traffic.

The Planning Commission should weigh in on whether they feel the above concerns can be adequately addressed and whether the Planning Commission would support this project. At minimum, staff would not support the southern drive-thru lane as the design is poorly laid out and staff does not think the issues identified could be resolved.

The owners of the adjoining properties have been sent a copy of this staff report.

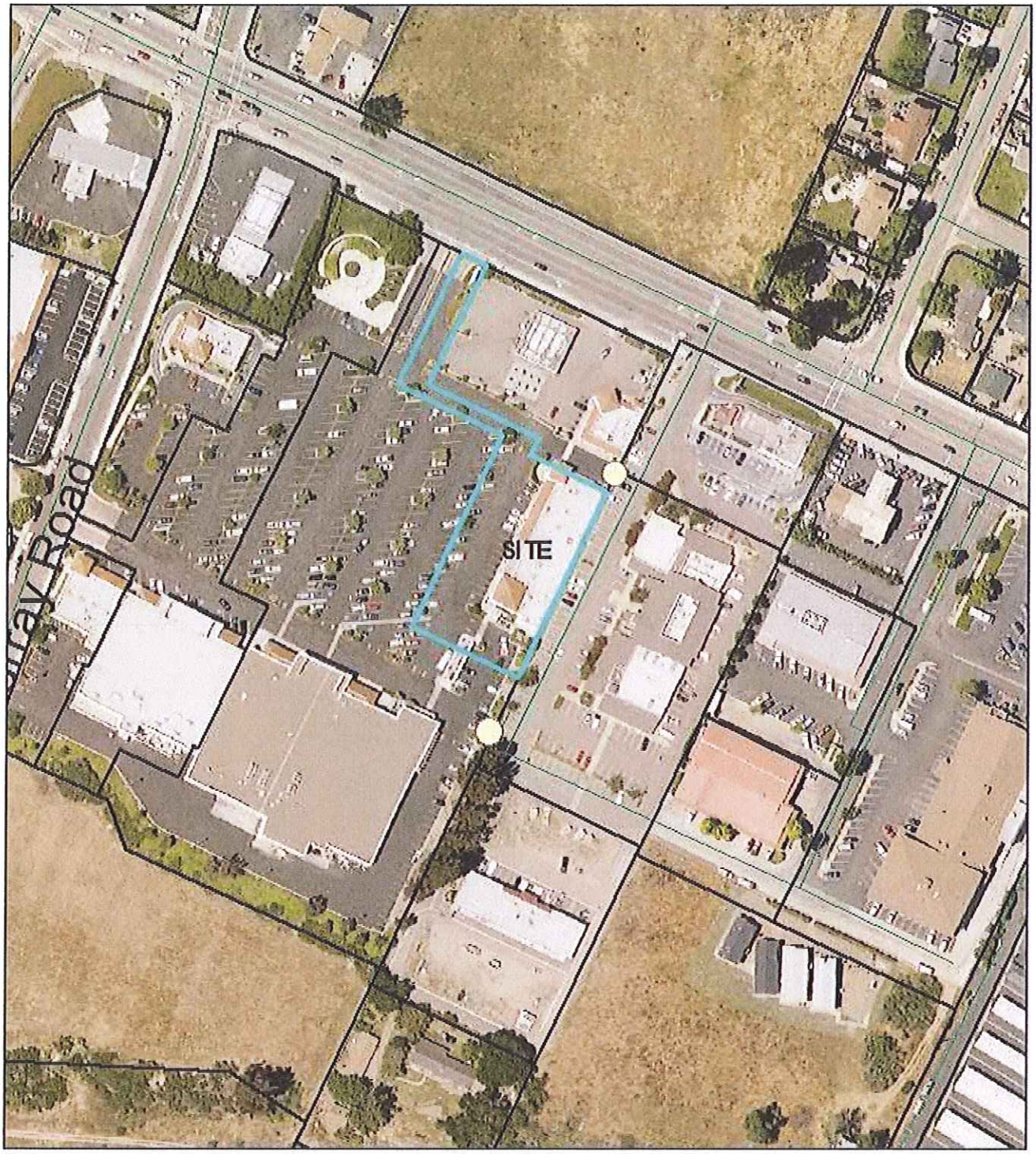
RECOMMENDATION

That the Planning Commission provide direction to the applicant and staff on whether drive-thru lanes are appropriate at this location (both the northern and southern locations).

ATTACHMENTS

Attachment 1 - Vicinity Map
Attachment 2 – Conceptual Plans
Attachment 3 – Comments from MNS Engineers

Attachment 1



Proposed Vehicle Access

N

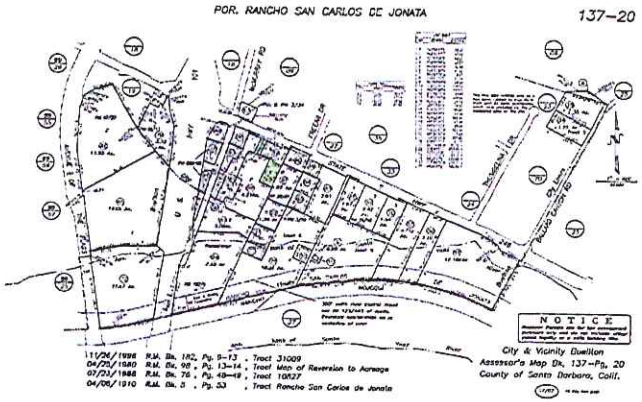
0 70 140 210 Feet

Vicinity Map

BUELLTON TOWN CENTER

234 E. HWY 246 BUELLTON, CALIFORNIA

PROJECT DATA		PROJECT DESCRIPTION	SHEET INDEX		VICINITY MAP
PROJECT ADDRESS:	234 E. HWY 246, BUELLTON, CA 93427	THIS PROJECT INVOLVES ADDING NEW DRIVE UP AISLES/WINDOWS TO THE NORTH AND SOUTH END OF THE BUILDING TO INCREASE THE USABLE BUILDING FOR FUTURE TENANTS.	T.01	COVER SHEET	
OWNER:	ALAN R. PORTER		T.02	EXISTING BUILDING PHOTOS	
APN:	137-200-093		T.03	SITE CONTEXT PHOTOS	
ZONING:			A0.01	EXISTING SITE PLAN-BUELTON TOWN CENTER	
PARKING:	EXISTING TO REMAIN		A0.02	EXISTING SITE PLAN-BUILDING 7 AND CONTEXT	
			A0.03	SITE PLAN STUDY DRIVE UP AISLES	



ASSESOR MAP / PARCEL MAP
NTS

AERIAL SITE VIEW
NTS
N-TRUE

JM Holliday Associates
280 Roseria Park Road
Santa Barbara, California
93105
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F. 805.436.3864

BUELLTON TOWN CENTER
234 E. HWY 246
Buellton, CA 93427

Cover Sheet

T.01

ATTACHMENT 2

BUILDING 7 NORTH SIDE / BLOCKBUSTER FACADE

BUILDING 7 SOUTH SIDE / CAFE FACADE

JM Holliday
Associates

BUELLTON
TOWN CENTER
234 E. HWY 246
Buellton, CA 93427

BUILDING 7 NORTH SIDE-AREA OF PROPOSED
DRIVE UP AISLES

OPEN SPACE
AREA OF PROPOSED DRIVE UP AISLES

BUILDING 7 SOUTH SIDE-AREA OF PROPOSED
DRIVE UP AISLES

BUILDING 7 REAR

BUILDING 7 FACADE PANORAMA

Existing
Building Photos

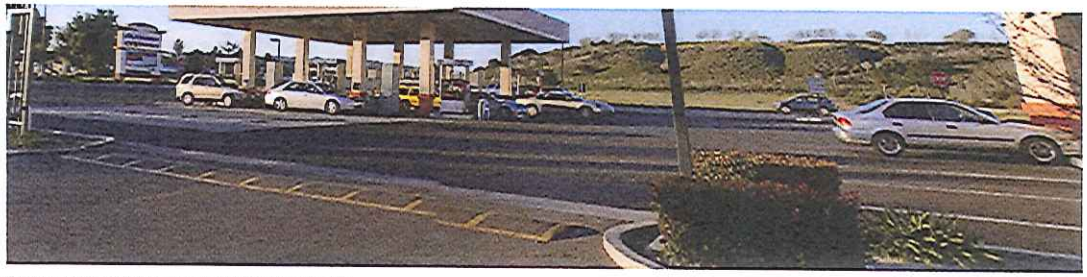
T.02

ATTACHMENT 2

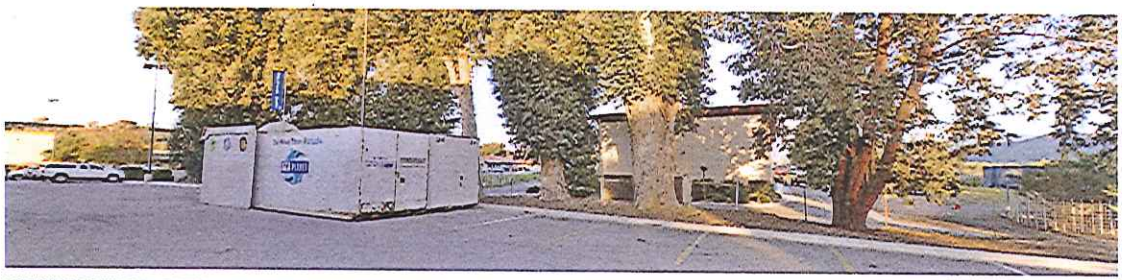
'ALBERTSON' BUILDING AT SOUTH SIDE OF BUILDING 7

CENTRAL PARKING AISLE

PARKING BEHIND BUILDING 7 ON ADJACENT LOT



GAS STATION AT NORTH SIDE OF BUILDING 7



PARKING BEHIND 'ALBERTSON'

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BUELLTON
TOWN CENTER
234 E. HWY 246
Buellton, CA 93427

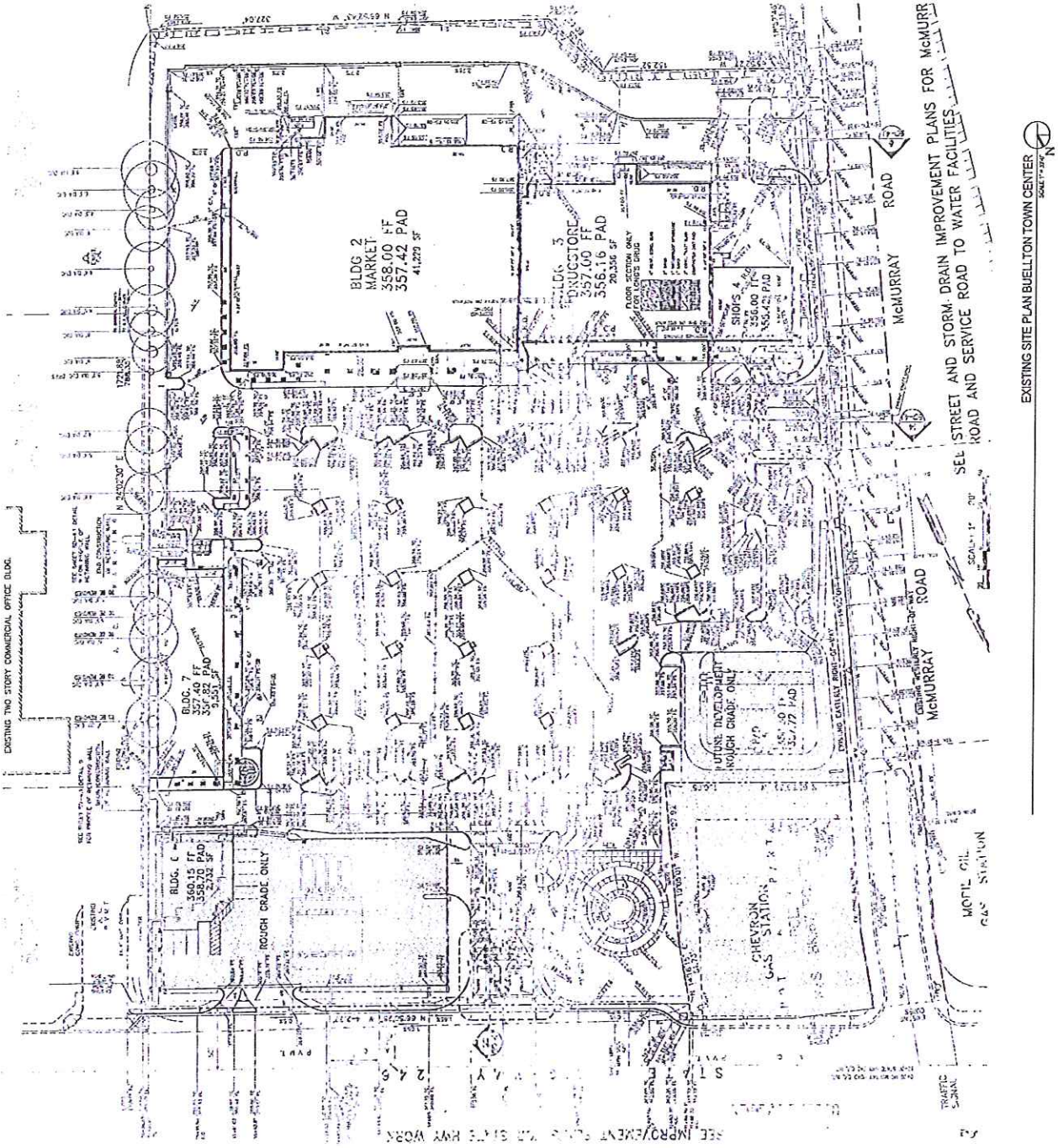
Site context
Photos

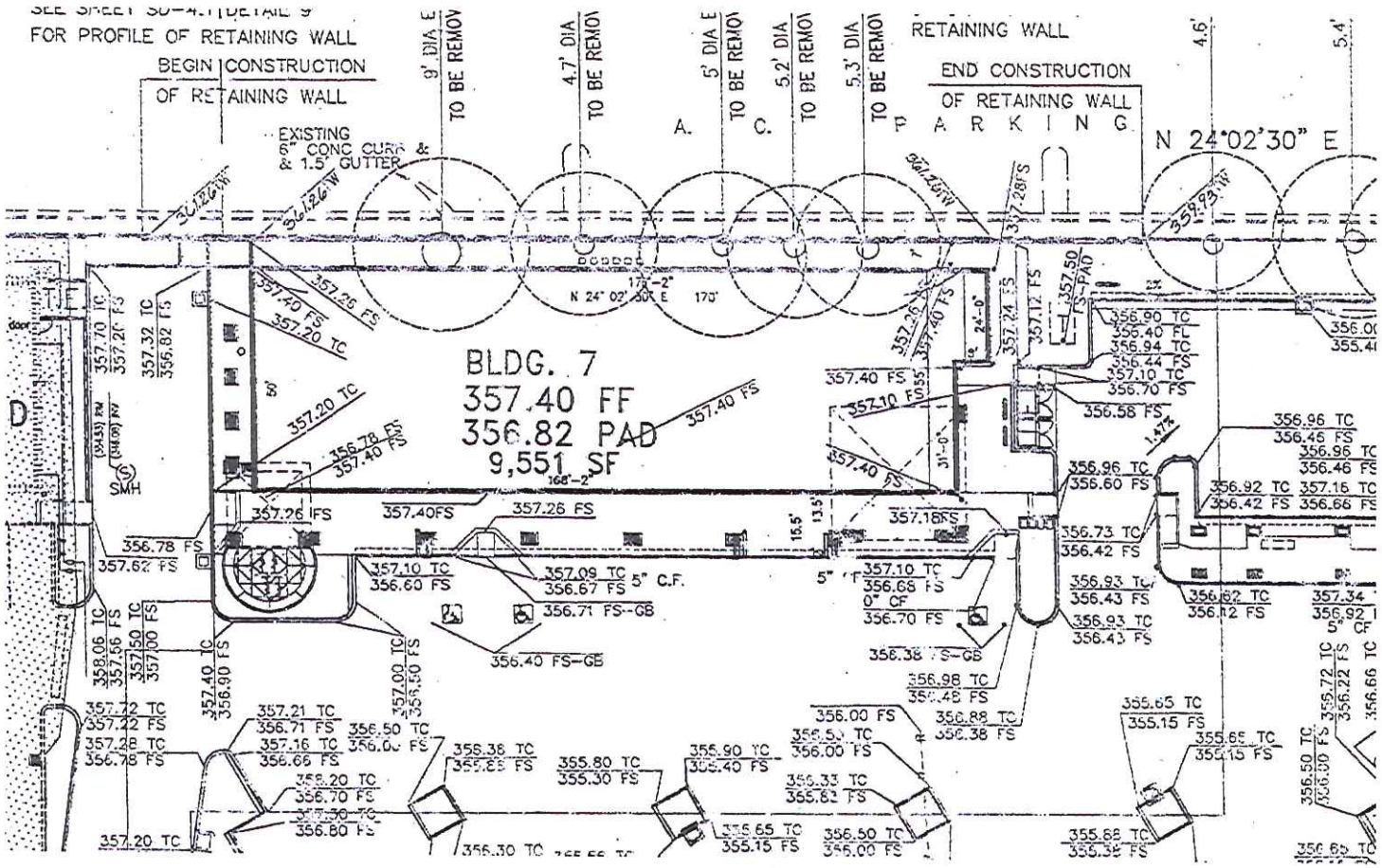
T.03

Date
April 3, 2012

ATTACHMENT 2

ATTACHMENT 2





EXISTING SITE PLAN-BUILDING 7 AND CONTEXT

SCALE 1" = 10'-0"

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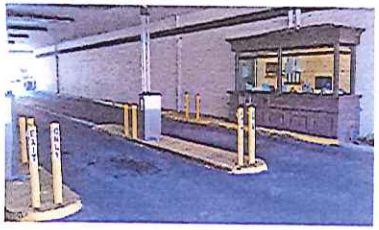
BUELLTON
TOWN CENTER
234 E. HWY 246
Buellton, CA 93427

Existing Site Plan
Building 7
and Context

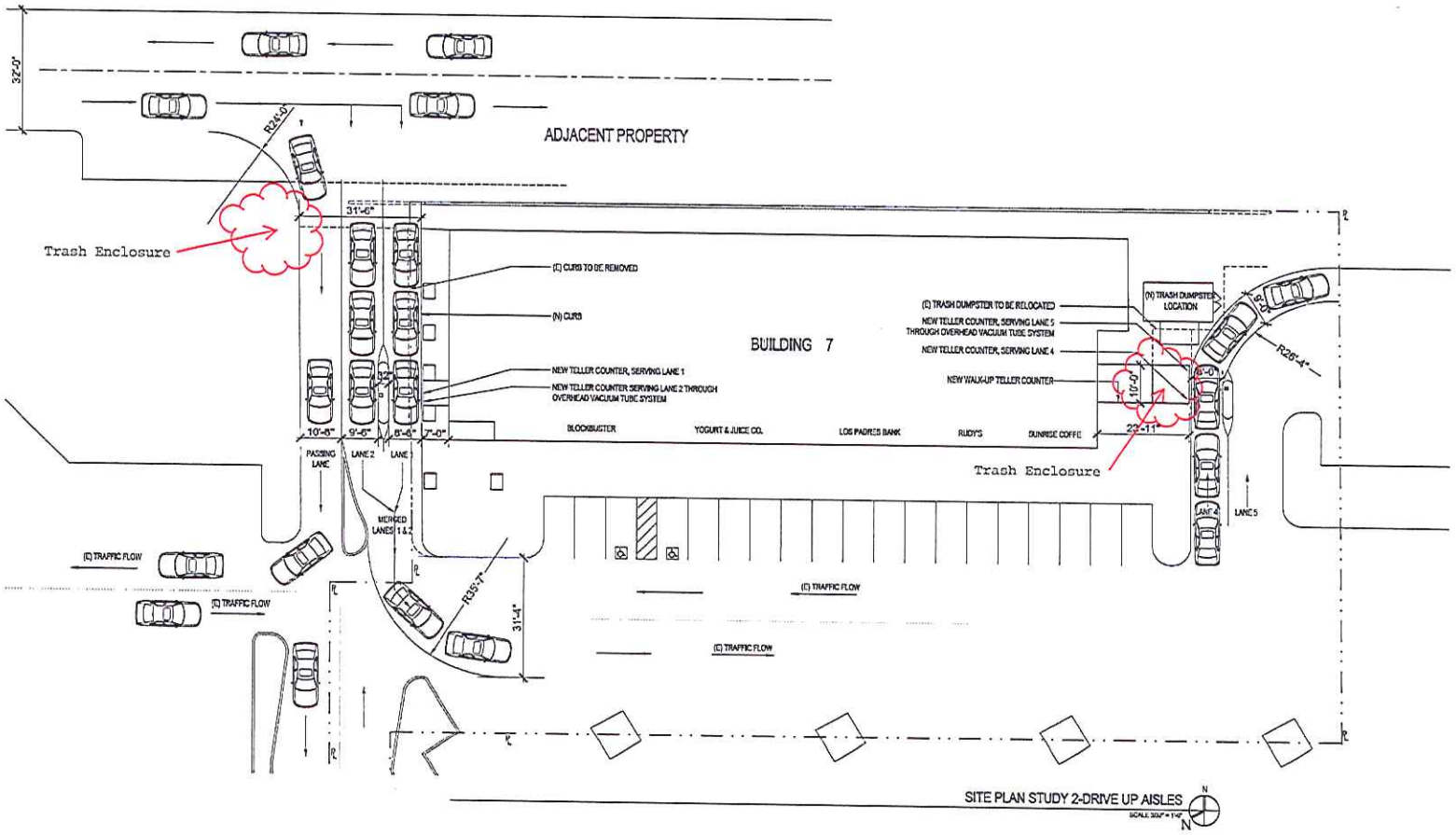
A-0.02

ATTACHMENT 2

NORTH SIDE OF BUILDING 7-PROPOSED TELLER COUNTER LOCATED AT FIRST BAY OF (E) BUILDING



EXAMPLE OF DRIVE UP AISLE AND TELLER COUNTER



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BUELLTON TOWN CENTER
234 E. HWY 246
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ATTACHMENT 2

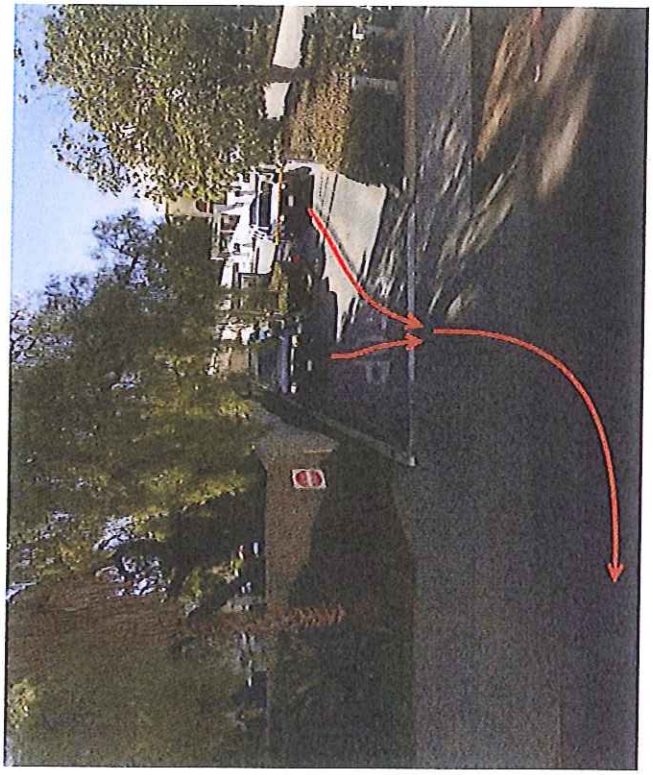
Job Number
Drawn Checked Team
DC

Revision description Date
Site Plan Studies 04.24.2012

Site Plan Study
Drive Up Aisles

A-0.03

ATTACHMENT 2



ATTACHMENT 3

MNS ENGINEERS INC

VENTURA
16 North Oak Street, 2nd Floor
Ventura, CA 93001
805.648.4840 Phone

MEMORANDUM

To: Marc P. Bierdzinski, AICP

From: Adam S. Chase, P.E., T.E. ASC

Date: May 8, 2012

RE: JM Holliday Associates Site Plan Study 2-Drive Up Aisles – Dated April 24, 2012
Traffic – Parking Circulation Comments

Comments:

1. A Vehicle Stacking Analysis is required for "Drive Up" Aisles (North and South locations of Building 7) for the proposed drive-thru teller facilities. The current aisle configuration cannot be determined feasible without this supporting documentation. Both locations have the potential to "bottle neck" the parking circulation, affecting the surrounding existing businesses. The analysis should include future anticipated peak hours, generally Mid-day and PM Peak as a minimum. The result of the Vehicle Stacking Analysis may not impede on- or off-site traffic movements or movements adjacent to parking spaces. Stacking spaces must be a minimum of 8′ by 20′ in size. If ADA crosswalks are to be maintained thru proposed Aisles, this space shall be reserved and not an included in the allowable Vehicle Stacking area.

2. The current configuration of the trash dumpsters (2 Total) are in direct conflict with proposed improvements and will need to be revised. The first trash dumpster, at the exit to Lane 4 (South), is to be relocated East, but still in conflict with exiting vehicles. While relocation of the trash dumpster is limited, additional supporting documentation should be provided for planned/maintained safe operation for all the current businesses that use this dumpster.

3. The second trash dumpster, located at the start of the Passing Lane to the North, is in direct conflict with passing vehicles (as shown per photo "Building 7 North Side-Area of Proposed Drive Up Aisles" on sheet T.02). Conflicts between Building 6 employees using the trash dumpster and the Passing Lane need to be revised as the current proposed layout is not feasible.

4. Verify and label all new and existing curbing, striping, pavement markings, and signage within the project limits.

5. General dimensions as shown should be verified as the 31′-6″ is approximately 31′-4″ at the 10′-8″ / 9′-6″ / 32″ / 8′-6″. Please label all change in dimensioning for lane widths/curb alignment.

6. Label all existing ADA access ramps to remain/remove/ or modified as required within the project limits. Access to existing ADA sidewalk pathways need to be maintained, specifically through all proposed "Drive Up" Aisles.

7. Label all existing parking stalls to remain/remove/or modified within the project limits (specifically the impacts to the East Adjacent Property).
8. The intersection adjacent to the exit of the Northern "Drive Up" Aisle has non-standard opposing vehicular traffic that will make it difficult to navigate. Due to the single-lane nature of parking facilities, it is required that additional traffic control devices support the proposed layout. Please revise or provide improvements to the intersection, refer to the California Manual on Uniform Traffic Control Devices (CA-MUTCD) for pavement markings and signage for restricted turning movements.
9. According to *The Dimensions of Parking, 5th Edition*, it is recommended that entrances to parking teller stations begin at 13-16 feet in width and taper down to 10 feet. While this doesn't directly apply to the bank teller, it is recommended that a larger width for Lane 4 be considered for extra mobility and safety with larger vehicles. Please provide supporting documentation for 8'-0" Aisles are adequate for this location.
10. The right turn movement exiting Lanes 4 & 5 are conflicting with the current two-way parking lot traffic. The current layout is not adequate and additional considerations should be made to parking circulation.
11. It is understood that there are additional impacts not shown or labeled to the Adjacent Property to the East, as they are shown outside of the existing property line limits. Please include full limits of improvements to be shown on the Site Plan Study Drive Up Aisle Plans.

cc: Jeff Edwards

P:\CIBUE BUELLTON\SITE PLAN STUDY 2-DRIVE UP AISLES\SITE PLAN STUDY REVIEW.DOCX