



CITY OF BUELLTON

PLANNING COMMISSION AGENDA

Joint Meeting with the Buellton Parks and Recreation Commission of
October 3, 2013 – 6:00 p.m.
City Council Chambers
140 West Highway 246, Buellton, California

Copies of staff reports or other written documentation relating to each item of business referred to on this Agenda are on file in the office of the Commission Secretary and are available for public inspection

CALL TO ORDER

Commission Chair Art Mercado

PLEDGE OF ALLEGIANCE

Commissioner Lisa Figueroa

ROLL CALL

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

Parks and Recreation Commissioners Larry Bishop, Mark Cavanaugh, Marcilo Sarquilla, Vice Chair Linda Fimlaid and Chair Marie Chavis

Parks and Recreation Commission Youth Representatives Cody Hill, Robyn Ribet and Nick Seaman

REORDERING OF AGENDA

CONSENT CALENDAR

The following items are scheduled for consideration as a group. Any Commissioner, or the Recreation Coordinator may request that an item be withdrawn from the Consent Agenda to allow for full discussion.

- 1. Minutes of the Joint Planning Commission and Parks and Recreation Commission meeting of August 26, 2013**

2. Minutes of the regular Planning Commission meeting of September 5, 2013

PUBLIC COMMENTS

Speaker Slip to be completed and turned in to the Commission Secretary prior to commencement of meeting. Limited to matters not otherwise appearing on the agenda. Limited to three (3) minutes per speaker. No action will be taken at this meeting.

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

None

OTHER BUSINESS

3. Village Specific Plan Park – Conceptual Review

WRITTEN COMMUNICATIONS

Written communications are included in the agenda packets. Any Commissioner, or the Recreation Coordinator may request that a written communication be read into the record.

COMMISSION MEMBER COMMENTS

PLANNING DIRECTORS REPORT

ADJOURNMENT

The next meeting of the Planning Commission will be held on Thursday, October 17, 2013 at 6:00pm.

CITY OF BUELLTON

PARKS AND RECREATION COMMISSION MEETING MINUTES

Joint Meeting with the Buellton Planning Commission of August 26, 2013– 6:00 p.m.

CALL TO ORDER

Parks & Recreation Commission Chair Marie Chavis called the meeting to order at 6:09 p.m.

PLEDGE OF ALLEGIANCE

Planning Commissioner Foster Reif led the Pledge of Allegiance

ROLL CALL

Present: Parks & Recreation Commissioners, Larry Bishop, Vice Chair
Linda Finlaid and Commission Chair Marie Chavis
Youth Representative Nick Seaman
Planning Commissioner Foster Reif and Vice Chair Craig Adams

Absent: Parks & Recreation Commissioners Mark Cavanaugh and Marcilo Sarquilla, Youth Representatives Cody Hill and Robyn Ribet
Planning Commissioners Lisa Figueroa, Jason Fussel and Chair Art Mercado

Ex Officios: Recreation Coordinator Kyle Abello
Planning Director Marc Bierdzinski
Staff Assistant/Planning Technician Clare Barcelona

REORDERING OF AGENDA

None

PUBLIC COMMENTS

None

CONSENT CALENDAR

1. Minutes of the regular Parks and Recreation Commission meeting of June 24, 2013

MOTION:

Chair Chavis moved and Vice Chair Fimlaid seconded the motion to approve the Consent Calendar.

VOTE:

Motion passed with a 2-0 voice vote with an abstention by Commissioner Bishop due to his absence from the meeting.

PRESENTATIONS

None

PUBLIC HEARINGS

None

WRITTEN COMMUNICATIONS

None

PARKS AND RECREATION COORDINATOR ITEMS

2. Village Specific Plan Park – Conceptual Review

Recreation Coordinator Abello presented the staff report and a slide presentation describing the location and size of the proposed park. He reminded the Commission that the preliminary design plans and cost estimates provided in the meeting packet are preliminary in nature and not meant to represent final construction plans or costs and to keep this in mind during their discussion.

Planning Director Bierdzinski mentioned the cost of maintenance of Oak Park a similar sized park is approximately \$20,000 per year.

John Franklin, Oak Springs Village Properties, LLC, updated the Commission on the status of the retail component and stated that it would be cost effective to have the park design in place before grading on the site begins.

David Foote, Firma Landscape Architects, provided two concept plans for the Commission to review and discuss.

In Summary, the comments provided to the Developer were:

- No Parking
- Move the play area

- Change the location of the restrooms
- Move the gazebo area and elevate
- No ponding

The Commission concurred that more input and review of the conceptual design is necessary. Staff suggested that the Commissioners provide formal comments in writing and asked the Developer to provide a new conceptual design based on the comments provided in tonight's meeting and in the formal comments that will be provided to Staff.

The item is continued to a Joint Meeting of the Planning Commission and Parks and Recreation Commission to be held on October 3, 2013.

RECREATION COORDINATOR'S REPORT

Recreation Coordinator Abello mentioned several meetings and upcoming events for the Commission's information and stated that the September 23, 2013 meeting will be cancelled and a special meeting will be held at PAWS Park on September 30, 2013.

COMMISSION MEMBER COMMENTS

Chair Chavis apologized for her tardiness.

Commissioner Bishop voiced a general concern regarding the condition of the existing parks stating that he thought they are understaffed. He also stated that the Botanic Garden Foundation has an abundance of plants that can be donated to the City parks.

ADJOURNMENT

The meeting was adjourned at 8:00 p.m. to a special meeting of the Parks and Recreation Commission to be held Monday, September 30, 2013 at 6:00 p.m. at PAWS Park, 568 Dawn Drive, Buellton.

Marie Chavis
Parks and Recreation Commission Chair

ATTEST:

Clare Barcelona
Parks and Recreation Commission Secretary

An audio CD of this meeting is available upon request

CITY OF BUELLTON

PLANNING COMMISSION MEETING MINUTES

Regular Meeting of September 5, 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

Vice Chair Adams 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/Interim City Manager Marc Bierdzinski
Staff Assistant/Planning Technician Clare Barcelona

REORDERING OF AGENDA

The Agenda was reordered to allow the Planning Directors Report at this time.

PLANNING DIRECTOR REPORT

Mr. Bierdzinski updated the Commission on upcoming events and recent City Council actions.

APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of August 15, 2013

MOTION:

Commissioner Fussel moved and Commissioner Reif seconded the motion to approve the Minutes of August 15, 2013.

VOTE:

Motion passed by 5-0 voice vote.

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

None

OTHER BUSINESS**2. Review of Community Identification Signs**

Planning Director Marc Bierdzinski presented the staff report informing the Commission that the zoning code amendment regarding community identification signs was approved by the City Council in March 2013. He stated that the Buellton Chamber of Commerce is proposing a changeable digital billboard and is seeking input and direction from the Commission.

Kathy Vreeland, Executive Director of the Buellton Chamber of Commerce presented a slide show with examples of the digital sign and the proposed location. She went on to state the benefits of this type of sign for emergency updates, informational events, public service announcements and road conditions as well as advertising for local businesses.

Jared Johnson, Yesco Electronics, addressed the Commission highlighting the advantages of a digital sign including the flexibility of the display, automatic dimmers to reduce glare, louvers to promote night sky friendly lighting, energy efficiency and stated that this type of sign does not flash.

Peggy Brierton, 225 Teri Sue Lane, Buellton, addressed the Commission asking how a sign of this type (digital) is considered compatible with a small town rural image.

Ron Anderson, President of the Buellton Chamber of Commerce answered that the Chamber is working on a design that will fit with Buellton's small town image. He stated that the Chamber is already getting calls from businesses regarding advertising.

The Commission discussed the following:

- Affordability of advertisements
- Interval frequency of changes (6-10 seconds)
- Height and location

- Sign clearance
- Maintenance

Mr. Bierdzinski suggested continuing the item and that the Commission and the Chamber do additional research on this type of sign including how smaller cities keep their small town atmosphere, obtain definitions on revolving/reflective signage and check on the timing of the display rotation with the Federal Highway Administration.

The Commission concurred.

Commissioner Reif stated that the existing ordinance does not address digital signage. Mr. Bierdzinski stated that conditions addressing the Commission's concerns can be added to the permit for the proposed sign.

3. Final Architectural Review of the Crossroads Village Center

Chair Mercado and Commissioner Figueroa recused themselves from the Dais due to the proximity of their residences to the Project.

Planning Director Bierdzinski presented the staff report informing the Commission that this review was requested by the Planning Commission as a condition of approval to the Final Development Plan in June of 2013. The Applicant has provided additional architectural elements for the Commission to review.

Steve Rigor, Arris Studio Architects, addressed the Commission describing the changes to the project as requested by the Commission.

Peggy Brierton, 225 Teri Sue Lane, Buellton, had a question to the existence of a story board showing the proposed colors and was told that it is available for review in the Planning Department office. She went on to question the outdoor eating area at McDonalds and was told by Mr. Bierdzinski that will be reviewed in a separate submittal. Mr. Bierdzinski answered Ms. Brierton's questions regarding parking and trash receptacles.

The Commission discussed the revised elevations and thanked the Applicant for implementing the changes to the architecture that were suggested.

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

None

ADJOURNMENT

Vice Chair Adams adjourned the meeting at 7:40 p.m. to the next regular scheduled meeting of the Planning Commission to be held October 3, 2013 at the City Council Chambers, 140 West Highway 246, Buellton.

Craig Adams, Planning Commission Vice Chair

ATTEST:

Clare Barcelona, Planning Commission Secretary

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

CITY OF BUELLTON
Joint Commission Agenda Staff Report

Recreation Coordinator Review: KA
Commission Agenda Item No.: 3

To: The Parks and Recreation and Planning Commissions

From: Kyle Abello, Recreation Coordinator

Date: October 3, 2013

Subject: Village Specific Plan Park—Conceptual Review

BACKGROUND

The approved Village Specific Plan includes a 1.8 acre park site that is located to the north of a commercial portion of the site on Highway 246 across from the Albertson's shopping center (Attachment 1). The main park site has been increased due to the consolidation of two smaller park sites on the property as part of a recent amendment to the Village Specific Plan. This would allow greater flexibility and usability of the proposed neighborhood park. The park would be accessible from the loop road that would run through the property as well as having a direct link with the commercial center to the south, so a multiplicity of uses (holiday gatherings, farmer's markets, special events, etc.) would be possible. Once completed, the park would become the responsibility of the City to maintain, and the City may wish to consider an assessment of the commercial properties to help offset some of those ongoing costs. When completed, the proposed park will be the only City park on the east side of Highway 101.

David Foote, of Firma Landscape Architects, has taken the comments from the Commissions' last joint meeting on August 26, 2013, and prepared a revised Neighborhood Park at the Village (Attachment 2) for your review. In addition, you have been provided with a Preliminary Conceptual Cost Analysis (Attachment 3) and Preliminary Design Phase Site Amenity Options (Attachment 4) to aid in the discussion. Please keep in mind that the design plans and cost estimates are preliminary in nature and not meant to represent final construction plans or costs. The developer is responsible for providing a basic park (basic grading, landscaping, benches, etc.) so the rough estimates for possible additional park amenities such as a gazebo or play structures would be an additional expense to the City. The developer will contribute \$160,000 over and above the base improvements; anything beyond that would come from City funds.

Staff recommends that the two Commissions review the revised park design, give any feedback or suggested changes, and provide your joint recommendation to the City Council for their ultimate approval.

FISCAL IMPACT

This item, in itself, will have no fiscal impact. Any improvements beyond the basic park plus \$160,000 extra amenities would come from the City's General Fund, in addition to on-going maintenance costs once the park is complete.

RECOMMENDATION

That the Commissions review the Neighborhood Park at the Village Draft Master Plan and provide feedback and recommendation on the park design to the City Council.

ATTACHMENTS

Attachment 1—Buellton Village Park Layout Exhibit
Attachment 2—Neighborhood Park at the Village Draft Master Plan
Attachment 3—Buellton Village Park – Preliminary Conceptual Cost Analysis
Attachment 4—The Village Neighborhood Park, Preliminary Design Phase Site Amenity Options



**BUELLTON VILLAGE
PARK LAYOUT EXHIBIT**

FOR
BUELLTON,
CALIFORNIA

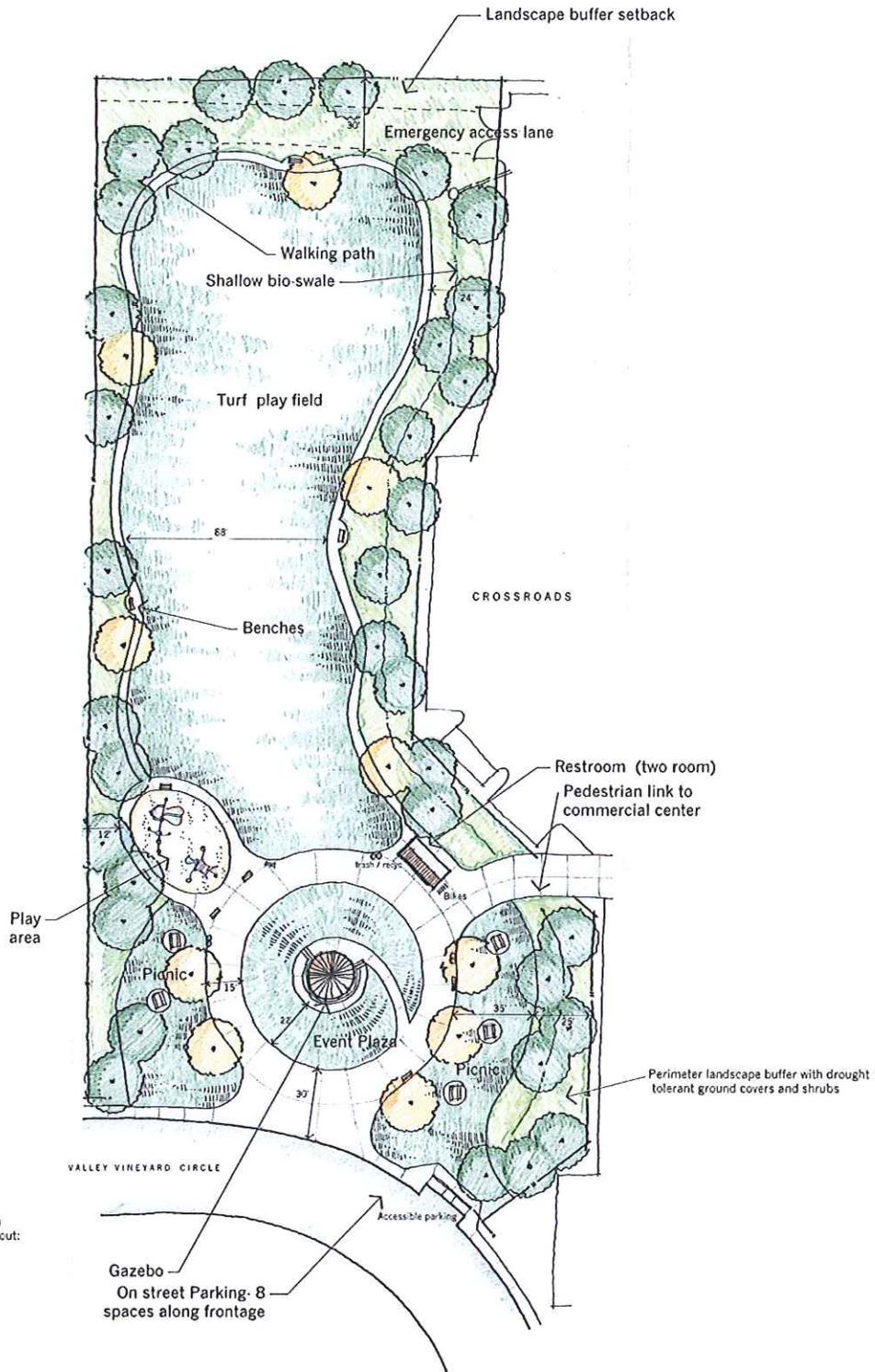
PREPARED FOR:
General Aviation
Gas Springs Village Properties

PREPARED BY:



12/27/2012

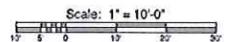
ATTACHMENT 2



Other park elements that may be added with no significant alteration to the basic site layout:

- Horseshoe pit area
- Interactive environmental art
- Picnic barbecue units

Gazebo
On street Parking: 8 spaces along frontage



Neighborhood Park at the Village DRAFT MASTER PLAN



Buellton Village Park - Preliminary Conceptual Cost Analysis

8/13/2013

CONCEPT

A B

Basic park and infrastructure

Includes grading, wet and dry utilities, perimeter lighting, DG paths, picnic tables, benches, drinking fountain, trash receptacles, lawn, ground cover, trees and shrubs

210,000 210,000

Architecture, civil design, etc.

32,000 32,000

TOTAL BASIC PARK

\$ 242,000 \$ 242,000

Added optional amenities

Parking lot

8,000 N/A

Play structure - Small children (includes surface and equipment)

25,000 25,000

Play structure - All age (includes surface and equipment)

25,000 25,000

Restroom (includes flat work, utilities, and site prep)

85,000 85,000

Gazebo (includes flat work, utilities, and site prep)

45,000 45,000

TOTAL OPTIONAL AMENITIES

\$ 188,000 \$ 180,000

NOTE: all estimates ARE VERY PRELIMINARY and include design, permitting and construction

The Village Neighborhood Park

Preliminary Design Phase

Site Amenity Options





Pre-fabricated Gazebo
Various Architectural styles and materials are available

Village Neighborhood Park

Buellton

Pre-fabricated Gazebo
Various Architectural styles and materials are available



Village Neighborhood Park

Buellton



Pre-fabricated restroom
Various Architectural styles and materials are available

Village Neighborhood Park

Buellton



Small Children play system

Village Neighborhood Park

Buellton



Full age range play system

Village Neighborhood Park

Buellton