

# CITY OF BUELLTON

## PLANNING COMMISSION MEETING MINUTES

Regular Meeting of November 1, 2007 – 6:00 p.m.  
City Council Chambers, 140 West Highway 246  
Buellton, California

### CALL TO ORDER

Chair Witcher 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, Greg Scaduto, Vice Chair Lois Craig and Chair Gerald Witcher

Excused Absence: Commissioner Leah Hickey (financial conflict of interest regarding Agenda Item #2)

Staff: Planning Director Marc Bierdzinski  
Staff Assistant Clare Barcelona

### REORDERING OF AGENDA

None

### APPROVAL OF MINUTES

#### 1. Minutes of October 4, 2007 Regular Meeting

##### RECOMMENDATION:

That the Planning Commission approve the Minutes of the October 4, 2007 Meeting.

##### DOCUMENT:

Preliminary Minutes of the October 4, 2007 Regular Meeting

##### MOTION:

Commissioner Scaduto moved and Vice Chair Craig seconded the motion to approve the Minutes of the October 4, 2007 Regular Meeting.

**VOTE:**

Motion passed by a 3-0-1 voice vote with abstention from Commissioner Adams due to his absence.

**PUBLIC COMMENTS**

John Burnaby, 2000 Cougar Ridge Road, suggested that the Commission consider a change to the Public Comments to allow more dialog and discussion.

**CONSENT CALENDAR**

None

**CONTINUED PUBLIC HEARINGS**

None

**NEW PUBLIC HEARINGS**

2. **Resolution No. 07-12 – “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Minor Use Permit Modification (07-MUP-01) to Minor Use Permit 99-MUP-03 to Add Horse and Utility Trailer Sales as an Allowed Temporary Use on the Property Located at 653 Avenue of Flags, (APN 099-300-017), and Making Findings in Support Thereof”**

**RECOMMENDATION:****Option 1:**

That the Planning Commission consider the adoption of Resolution No. 07-12.

**Option 2:**

That the Planning Commission continue this item to the November 15, 2007, Planning Commission meeting with direction to staff to prepare findings for denial.

**DOCUMENTS:**

Planning Department Staff Report with attachments: (Vicinity Map; Zoning Administrator Resolution No. 99-02; September 12, 2007 Code Enforcement Letter from the City; September 17, 2007 Response Letter from Steve Bollinger; September 19, 2007 Letter from the City; Proposed Conditions from Applicant; Comment Letter from Susan Miller dated 10-23-07)

Planning Commission Resolution No. 07-12 with Exhibits A through G

**SPEAKERS/DISCUSSION:**

Planning Director Bierdzinski presented the staff report describing the history of the site and explained that this type of request is normally decided upon by the Zoning Administrator. He stated that due to the important location of the proposed project the item is being brought before the Planning Commission to allow maximum public input.

Commissioner Scaduto questioned the type of trailers that will be offered for sale. Mr. Scaduto stated that he had concerns regarding repairs being done on site as well as storage of repair equipment. He also inquired as to the hours of operation.

Commissioner Craig suggested additional visual screening be used at the site.

Commissioner Adams asked for clarification on the type and also the size of the trailers to be sold.

Steve Bollinger, representing the Applicant, informed the Commission that the proposed use will be a retail display sales lot for new and used trailers. The main focus will be horse trailers although livestock, cargo, flatbed and other utility trailers will also be offered for sale. Mr. Bollinger stated that trailer repairs would be done off-site or out sourced. He also reminded the Commission that there is an enclosed service bay on site.

Aaron Schwarzwalter, Applicant, clarified that installation of trailer hitches would be done on site. Mr. Bollinger informed that Commission that the hours of operation will be 9 a.m. to 5 p.m., Monday through Saturday.

Chair Witcher opened the Public Hearing at 6:30 p.m.

Susan Miller, 1851 Cougar Ridge Road, spoke in opposition of the project and submitted 70 signed statements from residents that live in close proximity of the project.

Robert Perry, 341 Odense Street, asked for denial of the modification to the existing MUP citing inconsistencies with the City's General Plan and Urban Design Plan. He also mentioned safety concerns.

Robert Fermin, P.O. Box 1639, spoke in favor of the project stating that the Valley has been synonymous with horses and horse trailers and that traffic concerns are not a problem.

Joan Hartmann, 1220 Poppy Valley Road, spoke in opposition of the project citing traffic concerns and inconsistencies with the General Plan.

Judi Stauffer, 1610 Cougar Ridge Road, spoke in opposition of the project citing inconsistencies with the General Plan and the Urban Design Plan.

John Burnaby, 2000 Cougar Ridge Road, spoke in opposition of the project.

Victoria Pointer, 512 Thumbelina Drive, spoke in opposition of the project citing inconsistencies with the General Plan.

Sandy Brown, 1292 Highland Road, spoke in favor of the project and stated that the traffic impacts would not be severe.

Chair Witcher closed the Public Hearing at 6:55 p.m.

Chair Witcher stated that he spoke with several residents of Central Avenue and that they did not express opposition to the project. He stated that safety and traffic concerns would not be an issue.

Commissioner Scaduto stated that at the present time the site, in its unoccupied condition, is a blight to the City and suggested limiting the permit to 6 months with a Planning Commission review and possible extension.

Commissioner Craig stated that the project is inappropriate for the downtown core and that she could not support the project.

Commissioner Adams stated that traffic will always be an issue on the Avenue and that several of the existing businesses on the Avenue are complimentary to the project.

Chair Witcher agreed with Commissioner Scaduto's recommendation to limit the time period on the permit but stated a one year review would be more appropriate with 2 one-year extensions.

**MOTION:**

Commissioner Scaduto motioned and Chair Witcher seconded the motion to adopt Resolution No. 07-12, – "A Resolution of the Planning Commission of the City of Buellton, California, Approving a Minor Use Permit Modification (07-MUP-01) to Minor Use Permit 99-MUP-03 to Add Horse and Utility Trailer Sales as an Allowed Temporary Use on the Property Located at 653 Avenue of Flags, (APN 099-300-017), and Making Findings in Support Thereof" with a modified Condition of Approval Item #36, i.e., Temporary Use: The use of the property for the sales of horse and utility trailers is limited to an initial period of one year from the date of Planning Commission approval; and furthermore, that the one year period may be extended by the Planning Commission for two additional one year periods subject to review and approval of said extensions at a noticed public hearing.

**VOTE:**

Motion passed by a 3-1 roll call vote with Commissioner Craig voting no.

**OTHER BUSINESS**

None

**WRITTEN COMMUNICATIONS**

None

**PLANNING COMMISSIONER COMMENTS**

The Commission welcomed Craig Adams to the Planning Commission. Commissioner Scaduto requested staff to prepare an update of City projects. The Commission agreed to cancel the meeting scheduled for November 15, 2007 due to lack of business items.

## **PLANNING DIRECTOR REPORT**

Planning Director Bierdzinski updated the Commission on various projects and recent City Council actions.

## **ADJOURNMENT**

Chair Witcher adjourned the Planning Commission meeting at 7:36 p.m. to the next regular scheduled meeting of the Planning Commission to be held December 6, 2007 at the City Council Chambers, 140 West Highway 246, Buellton.

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Gerald Witcher, 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.**