

# **CITY OF BUELLTON**

## **PLANNING COMMISSION MEETING MINUTES**

**Regular Meeting of October 16, 2014 – 6:00 p.m.  
City Council Chambers, 140 West Highway 246  
Buellton, California**

### **CALL TO ORDER**

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

### **PLEDGE OF ALLEGIANCE**

Commissioner Mercado led the Pledge of Allegiance

### **ROLL CALL**

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

Staff: City Manager Marc Bierdzinski  
Contract Planner Irma Tucker  
Public Works Director Rose Hess  
Staff Assistant/Planning Technician Clare Barcelona

### **REORDERING OF AGENDA**

None

### **PRESENTATIONS**

None

### **APPROVAL OF MINUTES**

- 1. Minutes of the regular Planning Commission meeting of October 2, 2014**

**MOTION:**

Commissioner Reif moved and Commissioner Fussel seconded the motion to approve the Minutes of October 2, 2014.

**VOTE:**

Motion passed by a 5-0 voice vote.

**PUBLIC COMMENTS**

None

**CONSENT CALENDAR**

None

**NEW PUBLIC HEARINGS**

- 2. **Resolution No. 14-10 – “A Resolution of the Planning Commission of the City of Buellton, California, Approving the Mitigated Negative Declaration (14-MND-01) and Mitigation Monitoring and Reporting Program for the Hampton Inn & Suites Project, a 99-Room Hotel on 3.53 Acres Located at 600 McMurray Road, Assessor’s Parcel Number 137-170-067, and Making Findings in Support Thereof”;**

**and**

**Resolution No. 14-11 – “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Final Development Plan (14-FDP-01) for the Hampton Inn & Suites Project, a 99-Room Hotel on 3.53 Acres Located at 600 McMurray Road, Assessor’s Parcel Number 137-170-067, and Making Findings in Support Thereof”**

**RECOMMENDATION:**

That the Planning Commission consider the adoption of Resolutions No. 14-10 and No. 14-11 approving the Mitigated Negative Declaration and the related Hampton Inn & Suites project.

**DOCUMENTS:**

- Planning Department Staff Report with attachments (Vicinity Map, Architectural Plans, Landscape Plan, Civil Plans, Master Sign Plan, Color Rendering, Photos of Story Poles, General Comment Letters, Initial Study / Mitigated Negative Declaration, CEQA Mitigation Monitoring and Reporting Program, CEQA Comment Letters)
- Planning Commission Resolution 14-10 (adopting MND)
- Planning Commission Resolution 14-11 (approving project with conditions of approval)

**STAFF REPORT:**

Contract Planner Irma Tucker presented the staff report with a PowerPoint presentation.

**SPEAKERS/DISCUSSION:**

Staff addressed questions from the Commission regarding special events and parking, pool hours and traffic improvements.

Jim Flagg, Applicant, thanked the Commission for their consideration and answered questions regarding special events and was agreeable to conditioning the project for non-hotel guest events limiting the attendance to 50 guests between the hours of 11 a.m. to 7 p.m.

Chair Adams questioned the lack of a backup generator and was told by the Applicant that Hampton Inn does not require a generator and stated that emergency lighting is proposed.

Chair Adams opened the Public Hearing at 6:45 p.m.

Melinda Johnston, 580 McMurray Road, spoke in favor of the project but expressed concerns regarding street improvements, parking concerns and trespassers entering her property.

Ms. Hess stated that there will be a road transition area near Ms. Johnston's driveway and will not impact her property.

Chair Adams closed the Public Hearing at 6:53 p.m.

Commissioners Mercado, Rief, Vice Chair Figueroa and Chairman Adams all spoke in favor of the project.

Commissioner Fussel spoke in favor of the project but asked for conditions regarding protection of the existing trees; review the retention basin design for safety and possible security fencing around the storm water retention basin.

City Manager Bierdzinski, clarified the additional conditions to Resolution No. 14-11 as follows:

- City Engineer shall review detention/retention basin design for safety and evaluate potential need and requirement for security fencing.
- All LID design and implementation areas shall require soil infiltration tests with results incorporated into geotechnical engineering recommendations.
- Compliance with Air Quality regulations, including APCD Rule 345 and related air quality requirements.
- Existing Oaks Trees remaining on property shall be incorporated into design of project and shall not be removed; during construction, fencing shall be installed along dripline of the trees, no construction equipment or materials shall be stored within six feet of dripline, and any roots encountered over one inch in diameter shall be cut and sealed under direction of biologist/arborist.

- Special Events hosted for non-hotel guests shall be conducted between the hours of 11 a.m. and 7 p.m., with a maximum of 50 non-hotel guests.
- Hours of operation for the pool shall be from 8 a.m. to 10 p.m.

**MOTION:**

Commissioner Reif moved and Commissioner Fussel seconded the motion to adopt Resolution No. 14-10 by title only and waive further reading.

**VOTE:**

Motion passed with a 5-0 roll call vote.

**MOTION:**

Commissioner Reif moved and Commissioner Fussel seconded the motion to adopt Resolution No. 14-11 by title only and waive further reading with the added conditions stated in the discussion.

**VOTE:**

Motion passed with a 5-0 roll call vote.

**CONTINUED PUBLIC HEARINGS**

None

**OTHER BUSINESS**

None

**WRITTEN COMMUNICATIONS**

None

**PLANNING COMMISSIONER COMMENTS**

None

**PLANNING DIRECTOR REPORT**

City Manager Bierdzinski updated the Commission on the status of upcoming planning projects and recent City Council actions and stated that there will be no Planning Commission meetings in November.

**ADJOURNMENT**

Chair Adams adjourned the meeting at 7:03 p.m. to the next regular scheduled meeting of the Planning Commission to be held December 4, 2014 at the City Council Chambers, 140 West Highway 246, Buellton.

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Craig Adams, 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.**