



CITY OF BUELLTON

PLANNING COMMISSION AGENDA

**Regular Meeting of January 5, 2017 – 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 Heedy

ROLL CALL

Commissioners Dan Heedy, Morgen McLaughlin, Joe Padilla, Vice Chair Brian Dunstan and Chair Art Mercado

REORDERING OF AGENDA

PRESENTATIONS

None

APPROVAL OF MINUTES

- 1. Minutes of the regular Planning Commission meeting of December 15, 2016**

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 the Hartman Hwy 246 Commercial Project**
❖ *(Staff Contact: Assistant Planner Andrea Keefer)*

WRITTEN COMMUNICATIONS

PLANNING COMMISSIONER COMMENTS

PLANNING DIRECTOR REPORT

ADJOURNMENT

To the next regularly scheduled Planning Commission meeting of Thursday, January 19, 2017 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 December 15, 2016 – 6:00 p.m.
City Council Chambers, 140 West Highway 246
Buellton, California

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Commissioner Dunstan led the Pledge of Allegiance

ROLL CALL

Present: Commissioners Brian Dunstan, Dan Heedy, Morgan McLaughlin,
and Vice Chair Art Mercado

Absent: Commissioner Joe Padilla

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

REORDERING OF AGENDA

None

ELECTION OF OFFICERS

1. Election of Chair and Vice Chair

Motion by Commissioner Heedy and seconded by Commissioner Dunstan to nominate Art Mercado to serve as Planning Commission Chairman for calendar year 2017.
Motion passed with a 4-0 voice vote.

Motion by Commissioner Heedy and seconded by Chair Mercado to nominate Brian Dunstan to serve as Planning Commission Vice Chair for calendar year 2017.
Motion passed with a 4-0 voice vote.

2. Appointments to Committees

The Planning Commission unanimously nominated the following Commissioners to the following Committees for 2017:

- A. Visioning Steering Committee**
Vice Chair Dunstan, Commissioner McLaughlin

- B. Green Team**
Commissioner Heedy, Chair Mercado

PRESENTATIONS

None

APPROVAL OF MINUTES**3. Minutes of the regular Planning Commission meeting of November 17, 2016****MOTION:**

Commissioner Heedy moved and Vice Chair Dunstan seconded the motion to approve the Minutes of November 17, 2016.

VOTE:

Motion passed 3-0 voice vote with abstention by Commissioner McLaughlin due to her absence from the meeting.

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

- 4. Resolution No. 16-07 - "A Resolution of the Planning Commission of the City of Buellton, California, Approving a Conditional Use Permit (16-CUP-03) to Allow the Establishment of a Thrift Store (People Helping People) in an Existing Building, located at 175 McMurray Road, Suites A and B, Assessor's Parcel Number 137-200-096, and Making Findings in Support Thereof"**

RECOMMENDATION:

That the Planning Commission consider the adoption of Resolution No. 16-07 - "A Resolution of the Planning Commission of the City of Buellton, California, Approving a Conditional Use Permit (16-CUP-03) to Allow the Establishment of a Thrift Store (People Helping People) in an Existing Building, located at 175 McMurray Road, Suites A and B, Assessor's Parcel Number 137-200-096, and Making Findings in Support Thereof."

Alternatively, if the Planning Commission believes this is not the right location for this use, the Planning Commission can continue the item and direct staff to prepare findings for denial.

DOCUMENTS:

Planning Department Staff Report with attachments (Vicinity Map, Project Description for People Helping People Thrift Store, Applicant Response to Incomplete Letter)
Planning Commission Resolution No. 16-07

STAFF REPORT:

Assistant Planner Andrea Keefer presented the staff report.

SPEAKERS/DISCUSSION:

A letter of opposition signed by the owners of Ultimate Nails and Burrito Loco was noted and entered into the record.

Commissioner McLaughlin declared that she posted ex parte communication on Facebook regarding thrift stores in general.

Chair Mercado opened the Public Hearing at 6:15 p.m.

Dean Palus, CEO at SYV People Helping People, acknowledged the role of People Helping People (PHP) in the community as a non-profit organization and stated that the thrift store is an integral part of PHP's operations providing funding for various programs and services. Mr. Palus does not agree with condition #25 requiring a chain link fence on the adjacent lot.

The following individuals spoke in support of the project:

- Karen Bowker, 219 Menlo, Buellton
- John Sanchez, 219 Menlo, Buellton

Chair Mercado closed the Public Hearing at 6:48 p.m.

The Commission discussed the following

- circulation within the existing parking lot
- inadequate size of the space for the proposed use
- the concerns of neighbors
- truck parking and deliveries
- delete condition #25 requiring security fencing surrounding the adjacent lot

- modify condition #24 to state that no parking of the oversize box truck occur on the site and that the truck must be stored at an off-site location. The company pick-up truck may be parked on site.

MOTION:

Commissioner Heedy moved and Vice Chair Dunstan seconded the motion to adopt Resolution No. 16-07 - "A Resolution of the Planning Commission of the City of Buellton, California, Approving a Conditional Use Permit (16-CUP-03) to Allow the Establishment of a Thrift Store (People Helping People) in an Existing Building, located at 175 McMurray Road, Suites A and B, Assessor's Parcel Number 137-200-096, and Making Findings in Support Thereof" with a modification to the wording of condition #24 and the deletion of condition #25 as discussed.

VOTE

Motion passed with a 4-0 roll call vote.

OTHER BUSINESS

None

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

The Commission welcomed new Commissioner Morgan McLaughlin and congratulated Commissioner Heedy on his reappointment to the Commission.

PLANNING DIRECTOR REPORT

City Manager Bierdzinski updated the Commission on recent City Council actions and the status of various projects and mentioned several upcoming projects.

ADJOURNMENT

Chair Mercado adjourned the meeting at 7:08 p.m. to the next regular scheduled meeting of the Planning Commission to be held January 5, 2017 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: Andrea Keefer, Assistant Planner

Meeting Date: January 5, 2017

Subject: Conceptual Review of the "Hartman Highway 246 Commercial" Project

BACKGROUND/DISCUSSION

Glenn Hartman has submitted conceptual plans for two commercial buildings; one 5,000 square foot building, and one 10,500 square foot building. The project site consists of 6 parcels located to the south of Highway 246 between the intersections of the Avenue of Flags on the west and State Highway 101 on the east. (Attachment 1 – Vicinity Map). All 6 parcels currently have a zoning designation of CR (General Commercial). However, the property is located within the future Avenue of Flags Specific Plan area. The project plans must conform to the current code requirements and development standards that are in place at the time of application completeness.

Mr. Hartman desires to develop the property with two commercial buildings, with outdoor seating, a central plaza area, and several food trucks. Parking to support these uses would be provided and would have to meet the parking standards for whatever uses occupy the buildings. The uses for the commercial buildings have not been determined, but would conform to the current commercial zoning of the property. His project description is provided as Attachment 2 and his concept plans are provided as Attachment 3.

There is an existing City sewer main located under one of the proposed buildings. The applicant would have the option to either relocate the sewer main or relocate the proposed building. Additionally, as an important aspect of the project, the applicant would like to install a bridge over a portion of Zaca Creek to facilitate drive access between Avenue of Flags and Highway 246. The City Engineer/Public Works Director would require that the appropriate studies are conducted and appropriate permits obtained to allow the proposed bridge. It is possible to design the bridge so that any abutments span outside of the creek area.

Caltrans is scheduled to be installing new street frontages this month as part of a larger project, including decorative sidewalk and street trees in the public right-of-way area along Highway 246. This may require that the proposed covered walkway fronting Highway 246 be setback to allow for these improvements.

This is not an official submittal for a Final Development Plan. However, a Final Development Plan will be required. Mr. Hartman is seeking initial input and direction from the Planning Commission before plans are drawn for a complete Final Development Plan submittal and

review. Staff has not reviewed the project for conformance with the Municipal Code at this time since this is a conceptual review only.

At this time, Mr. Hartman is seeking comments from the Planning Commission on his concept plan, and if this type of project has the Commission's conceptual support.

RECOMMENDATION

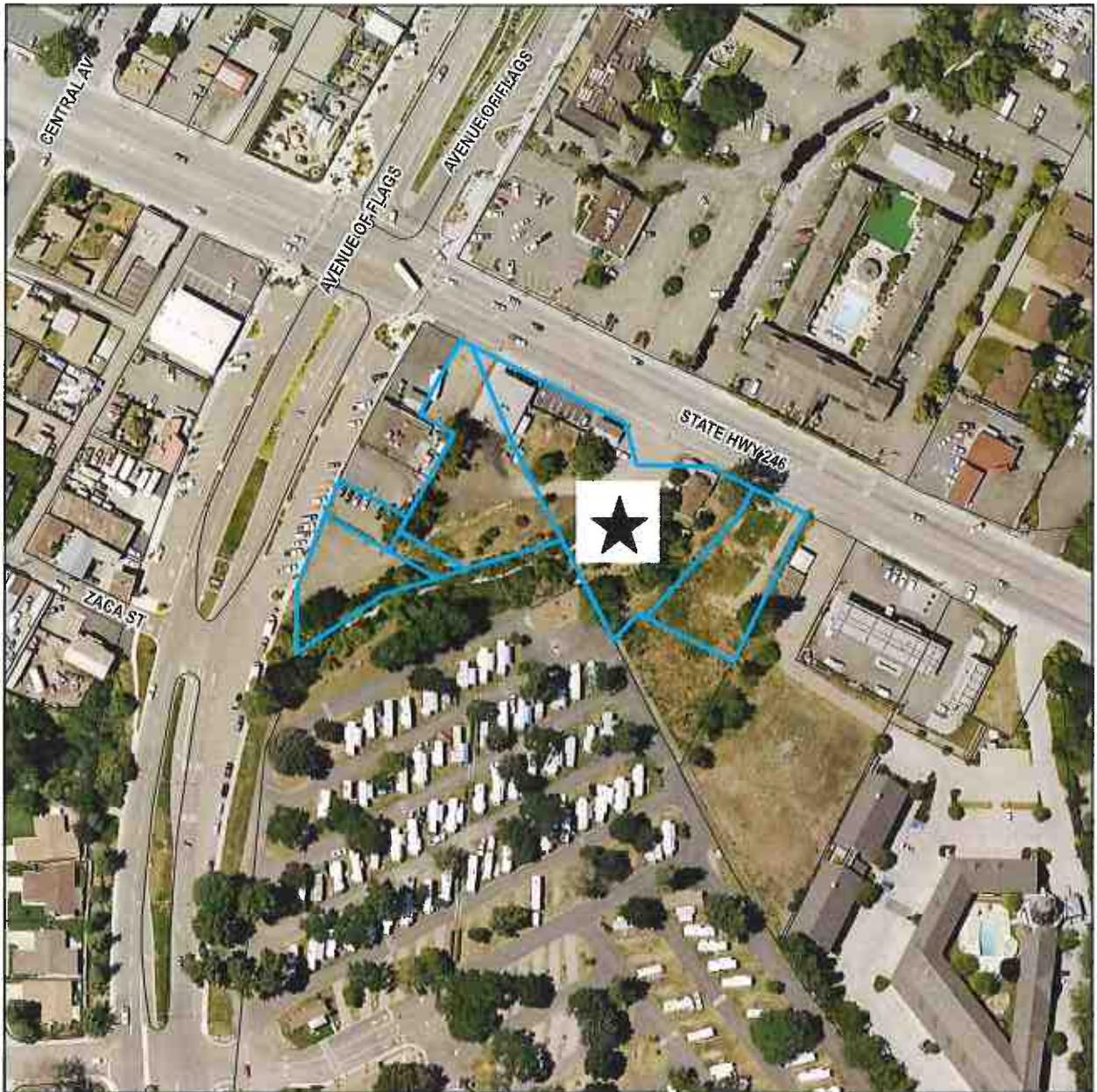
That the Planning Commission review and provide comments to the applicant regarding the project.

ATTACHMENTS

- Attachment 1 – Vicinity/Zoning Map
- Attachment 2 – Project Description
- Attachment 3 – Concept Plans



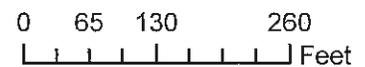
Attachment 1 - Vicinity Map



Legend

 City Parcels

 Project Location



Attachment 2

PROJECT DESCRIPTION

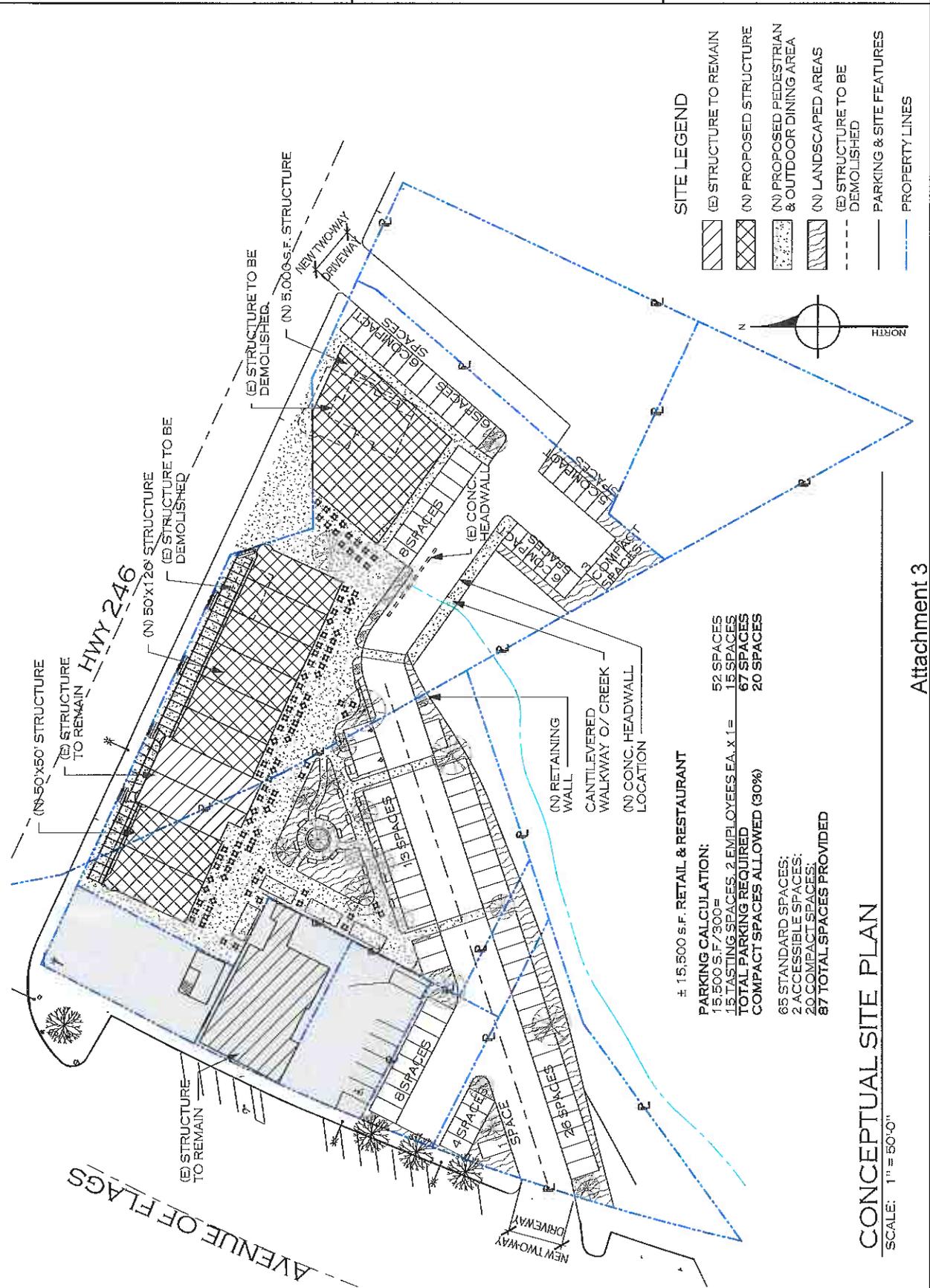
The project is located at 220,272,290 avenue of the flags and 26,60, and 90 east highway 246 Buellton. The APN #'s are 137-190-013, 137-190-033, 137-190-022, 137-190-024, 137-190-015 and 137-190-030.

The proposed project consists of two retail commercial buildings that would comprise 10,500 and 5000 square feet. The uses for these spaces have not yet been determined but would be proposed to conform to the current commercial zoning on the property.

It is the intent that the spaces could accommodate tenants as small as 1000 square feet and a restaurant space up to 5000 square feet. We have shown outdoor dining and seating areas that could accommodate our prospective tenants.



CONCEPTUAL SITE PLAN



- SITE LEGEND**
- (E) STRUCTURE TO REMAIN
 - (N) PROPOSED STRUCTURE
 - (N) PROPOSED PEDESTRIAN & OUTDOOR DINING AREA
 - (N) LANDSCAPED AREAS
 - (E) STRUCTURE TO BE DEMOLISHED
 - PARKING & SITE FEATURES
 - PROPERTY LINES

± 15,500 S.F. RETAIL & RESTAURANT

PARKING CALCULATION:
 15,500 S.F./300 = 52 SPACES
 15 TASTING SPACES, 2 EMPLOYEES EA. x 1 = 15 SPACES
TOTAL PARKING REQUIRED = 67 SPACES
COMPACT SPACES ALLOWED (30%) = 20 SPACES

65 STANDARD SPACES:
 2 ACCESSIBLE SPACES:
 20 COMPACT SPACES:
87 TOTAL SPACES PROVIDED

CONCEPTUAL SITE PLAN

SCALE: 1" = 50'-0"

<p>WWW.SOLLIEVO.CO LOS ANGELES, CA 93440 (805) 259-7482</p>		<p>9/6/16</p> <p>WINE TASTING GARDEN 220, 272 & 290 AVENUE OF THE FLAGS, BUELLTON, CA 93427</p>	<p>A1</p> <p>CONCEPTUAL SITE PLAN</p>
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±15,500 S.F. RETAIL & RESTAURANT
87 PARKING SPACES

CONCEPTUAL SITE PLAN

SCALE: 1" = 40'-0"
Attachment 3