



CITY OF BUELLTON

PLANNING COMMISSION AGENDA

**Regular Meeting of March 17, 2016 – 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 Foster Reif

PLEDGE OF ALLEGIANCE

Commissioner Padilla

ROLL CALL

Commissioners Brian Dunstan, Dan Heedy, Joe Padilla, Vice Chair Art Mercado and Chair Foster Reif

REORDERING OF AGENDA

PRESENTATIONS

None

APPROVAL OF MINUTES

- 1. Minutes of the regular Planning Commission meeting of March 3, 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 “Buellton Mini-Golf” Project**
❖ *Staff Contact (Andrea Olson, Assistant Planner)*

WRITTEN COMMUNICATIONS

PLANNING COMMISSIONER COMMENTS

PLANNING DIRECTOR REPORT

ADJOURNMENT

To the next regularly scheduled Planning Commission meeting of Thursday, April 7, 2016 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 March 3, 2016 – 6:00 p.m.
City Council Chambers, 140 West Highway 246
Buellton, California**

CALL TO ORDER

Chair Reif called the meeting to order 6:02 p.m.

PLEDGE OF ALLEGIANCE

Commissioner Dunstan led the Pledge of Allegiance

ROLL CALL

Present: Commissioners, Brian Dunstan, Dan Heedy, Vice Chair Art Mercado and Chair Foster Reif

Absent: Commissioner Joe Padilla

Staff: City Manager Marc Bierdzinski
Contract Planner Irma Tucker
Assistant Planner Andrea Olson

REORDERING OF AGENDA

None

PRESENTATIONS

None

APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of February 18, 2016

MOTION:

Chair Reif moved and Vice Chair Mercado seconded the motion to approve the Minutes of February 18, 2016

VOTE:

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

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

None

OTHER BUSINESS**2. Discussion of Community Identification Signs****RECOMMENDATION:**

That the Planning Commission receive public input and provide direction to staff on amendments to the Community ID Sign regulations.

DOCUMENTS:

Planning Department Staff Report with attachments (Existing Ordinance – Community ID Signs, Prior Staff Reports and Minutes, Memo from the City Attorney)

STAFF REPORT:

City Manager Marc Bierdzinski presented the staff report.

SPEAKERS/DISCUSSION:

Kathy Vreeland, Buellton Chamber of Commerce, gave a history on the discussion for a Community ID sign stating that the purpose of such a sign would be to welcome people to Buellton and to advertise local businesses. The sign was originally to be funded by the Chamber of Commerce but to do this, an advertising component would be necessary to offset the cost. She suggested having the City Attorney research nonprofit agencies use of such a sign.

Peggy Brierton, 225 Teri Sue Lane, Buellton, thanked the Commission for deciding against a digital sign and expressed concerns regarding the sign size and location. She suggested utilizing a Caltrans program that allows putting a Community ID sign across the Highway 101 overpass to connect both sides of the City.

The Commission discussed the following issues:

- Clarification on what commercial advertising is
- What type of events would be allowed to advertise; Chamber/City events, nonprofit events etc.
- Size of sign
- Discussed code amendment to remove commercial advertisement aspect and also add a clause prohibiting digital signs

The Commission directed staff to check with the City Attorney regarding advertising for nonprofit events and to prepare a code amendment to remove the commercial advertising aspect and add a clause prohibiting digital signs.

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

None

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 Reif adjourned the meeting at 6:31 p.m. to the next regular scheduled meeting of the Planning Commission to be held March 17, 2016 at the City Council Chambers, 140 West Highway 246, Buellton.

Foster Reif, 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 Olson, Assistant Planner

Meeting Date: March 17, 2016

Subject: Conceptual Review of the "Buellton Mini-Golf" Project

BACKGROUND/DISCUSSION

Kent Lemmex has submitted conceptual plans for a proposed miniature golf course. The project site is currently for sale, and consists of 7 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 7 parcels have a zoning designation of CR (General Commercial).

Mr. Lemmex desires to develop a medium-sized miniature golf course on the property, with a small clubhouse and separate "events" building. His project description is provided as Attachment 2 and his concept plans are provided as Attachment 3.

A conditional use permit will be required. However, this is not an official submittal for a conditional use permit. Mr. Lemmex is seeking initial input and direction from the Planning Commission before plans are drawn for a complete conditional use permit 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. Lemmex is seeking comments from the Planning Commission on his concept plan, and if this type of project has the Commission's conceptual support.

RECOMMENDATION

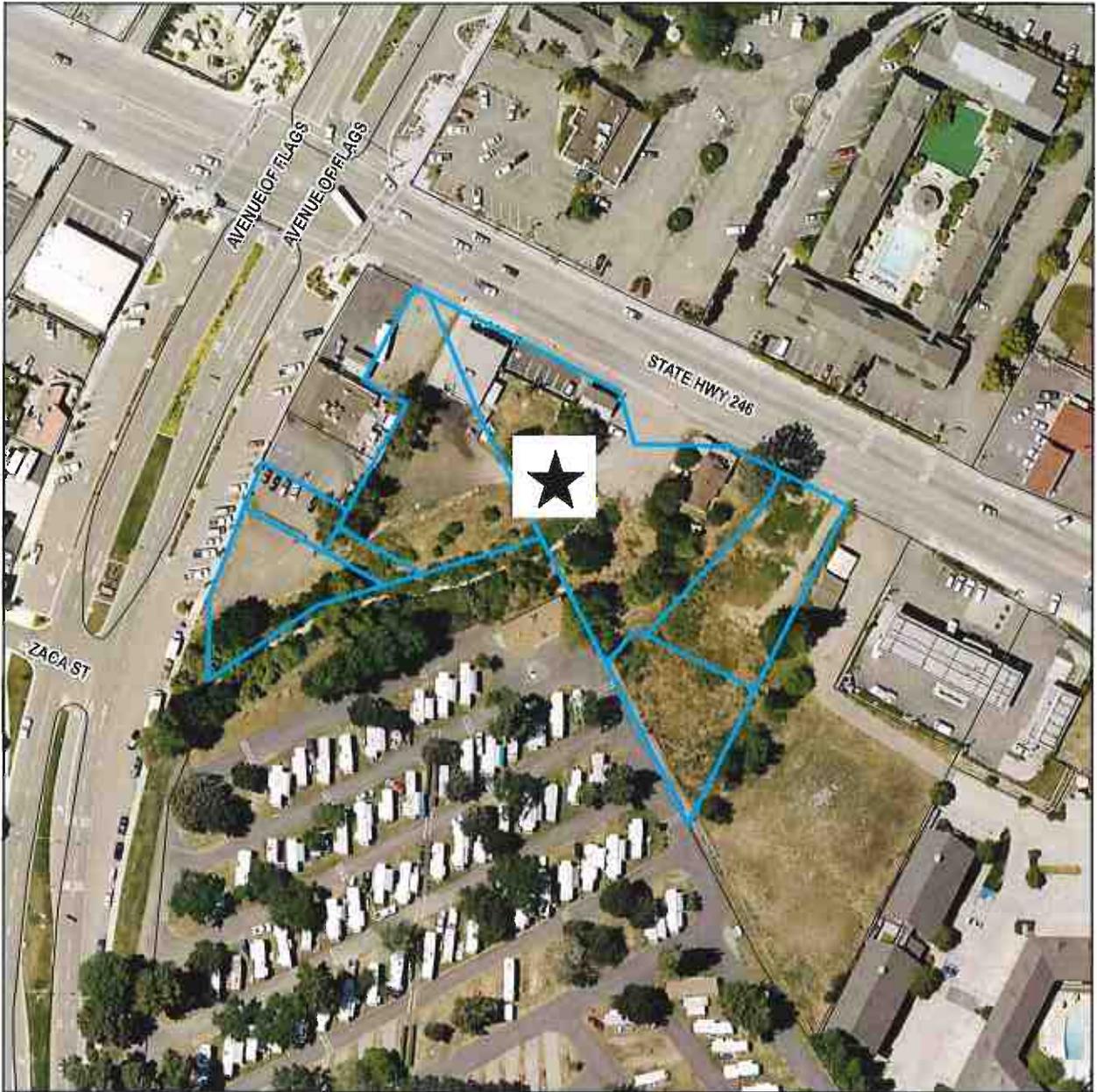
That the Planning Commission review and provide comments to the applicant regarding the project.

ATTACHMENTS

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



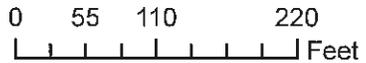
Attachment 1 - Vicinity Map



Legend

 City Parcels

 Project Location



Buellton Miniature Golf Course Proposal Project Information

Street Address

The street address for the proposed project is 20-60 East Highway 246 and 220 Avenue of the Flags, Buellton, California.

Zoning

The project is entirely within the CR- General Commercial zone.

Parcel information (# of parcels) and Size

There are 7 parcels contained in the property; they are:

1) 137-190-007	10,890 sq ft
2) 137-090-015	15,246 sq ft
3) 137-090-022	43,560 sq ft
4) 137-090-024	23,086 sq ft
5) 137-090-030	1,742 sq ft
6) 137-090-033	3,484 sq ft
7) 137-090-013	10,890 sq ft

Total square feet = 108,898 sq ft = 2.5 acres.

Description of the project site/location

The property is located to the south of Highway 246 between the intersections of Avenue of the Flags on the west and State Highway 101 on the east. It consists of 7 parcels and contains approximately 400 feet of frontage on Highway 246. The land area is 2.5 acres and is primarily flat with an average altitude of 354 feet above sea level and varying in height by only a few feet. The property is bordered on the south by the Flying Flags RV Park and is within a few hundred feet of the Andersen's Inn across the highway and the Day's Inn just to the east.

The property is odd shaped and has an underground drainage duct that leads to an open creek bed, making it undesirable for many types of development, but very suitable for a miniature golf course, which is primarily a landscaping endeavor.

There are 3 existing structures on the property, the largest of which is the unused restaurant building which was called Las Tres Rosas. Just to the east of that is a small building being used as a second hand store and to the west of that is a somewhat larger building being used as a “Palm Reading” business, and possibly, residence.

Proposed Development on the site

Proposed is a medium sized miniature golf course with a small clubhouse and separate “events” building. Current preliminary plans place the course parallel to the Highway 246 frontage. If possible, the current intention is to remodel and use the existing smaller building as a clubhouse/office and, if possible, remodel the restaurant as an Ice Cream/Events center.

The type of miniature golf course being proposed is of the more modern “picturesque” oriented facilities, versus the older “clown” or “windmill” locations. While there may be a general theme, such as an “Island” or “Country” look, there won’t be any of the garish embellishments of the older courses. The current plan is to use a few fountains, small flowing water courses, some trees and a waterfall to create a relaxing and fun atmosphere for all ages, not just the children.

This miniature golf course will greatly improve the appearance of the existing land, which is in such a visible location in the center of Buellton, and which is currently detracting from the public perception of the city.

Because Buellton is in need of entertainment venues for the use of its residents and tourists, and because the property is located adjacent to numerous hotels and an RV park, and is unsuitable for other types of development, this miniature golf course would be a welcome addition to the community.

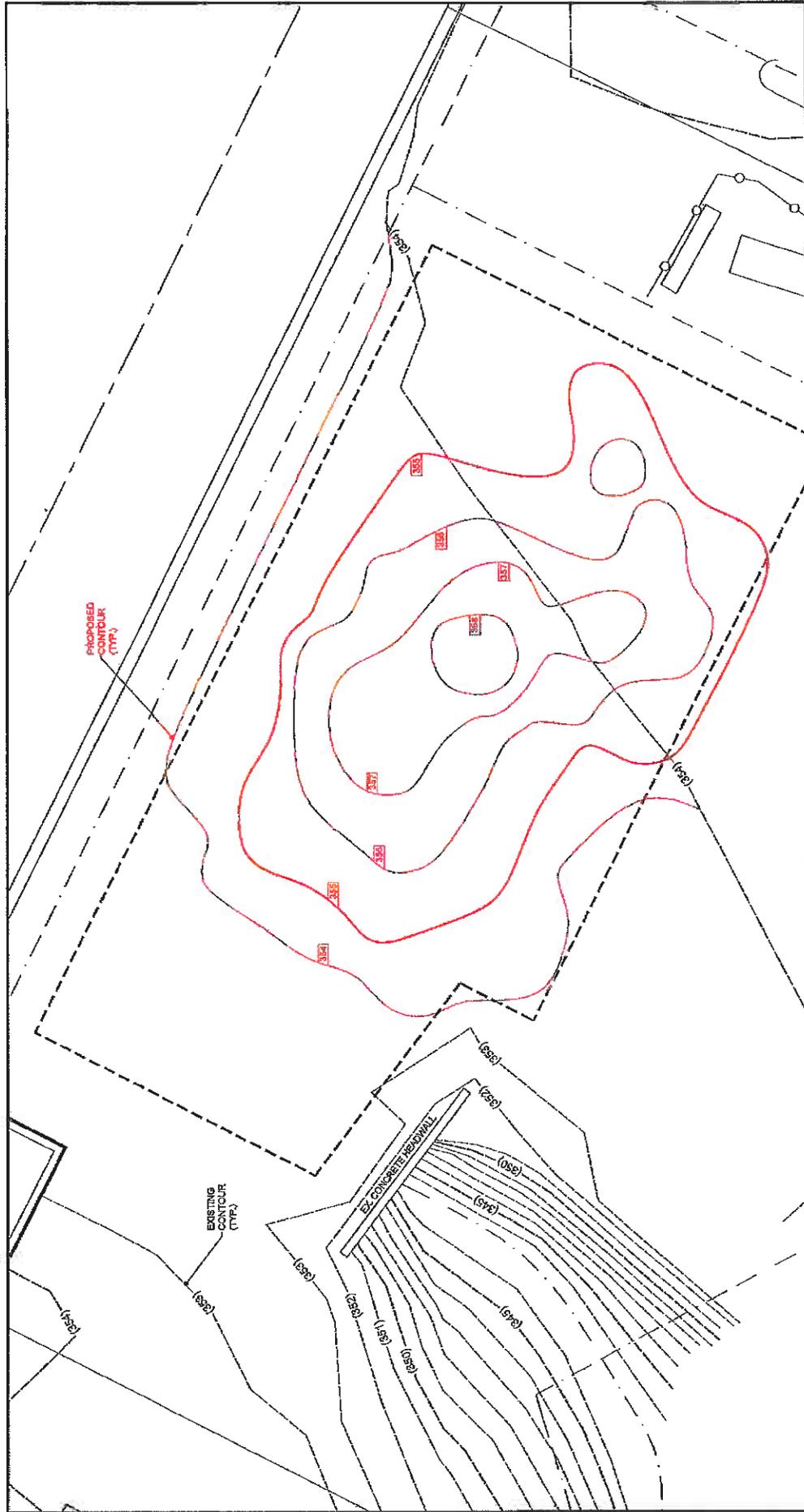
PROPOSED
MINIATURE GOLF
BUELLTON, CA

Project by Kent A. Lemmex

Preliminary Design by Harris Design

CONTENTS

SHEET #1 - SITE PLAN 1"=20'-0"	SHEET #6 - DETAIL SHEET #1
SHEET #2 - LAYOUT PLAN 1"=10'-0"	SHEET #7 - DETAIL SHEET #2
SHEET #3 - GRADING PLAN 1"=10'-0"	SHEET #8 - DETAIL SHEET #3
SHEET #4 - LAYOUT & GRADING PLAN 1"=10'-0"	SHEET #9 - DETAIL SHEET #4
SHEET #5 - LIGHTING PLAN 1"=10'-0"	SHEET #10- COLOR RENDERING 1"=10'-0"



PROJECT:		Proposed Miniature Golf Buellton, CA	
DRAWN BY:	J. Chiriac	DATE:	02 / 02 / 16
CHECKED BY:	L. P. Kel	JOB NO.:	16-07-4
SCALE:	AS SHOWN	SHEET:	3 OF 10
REVISIONS:			
DATE REVISIONS: 02 / 17 / 16			

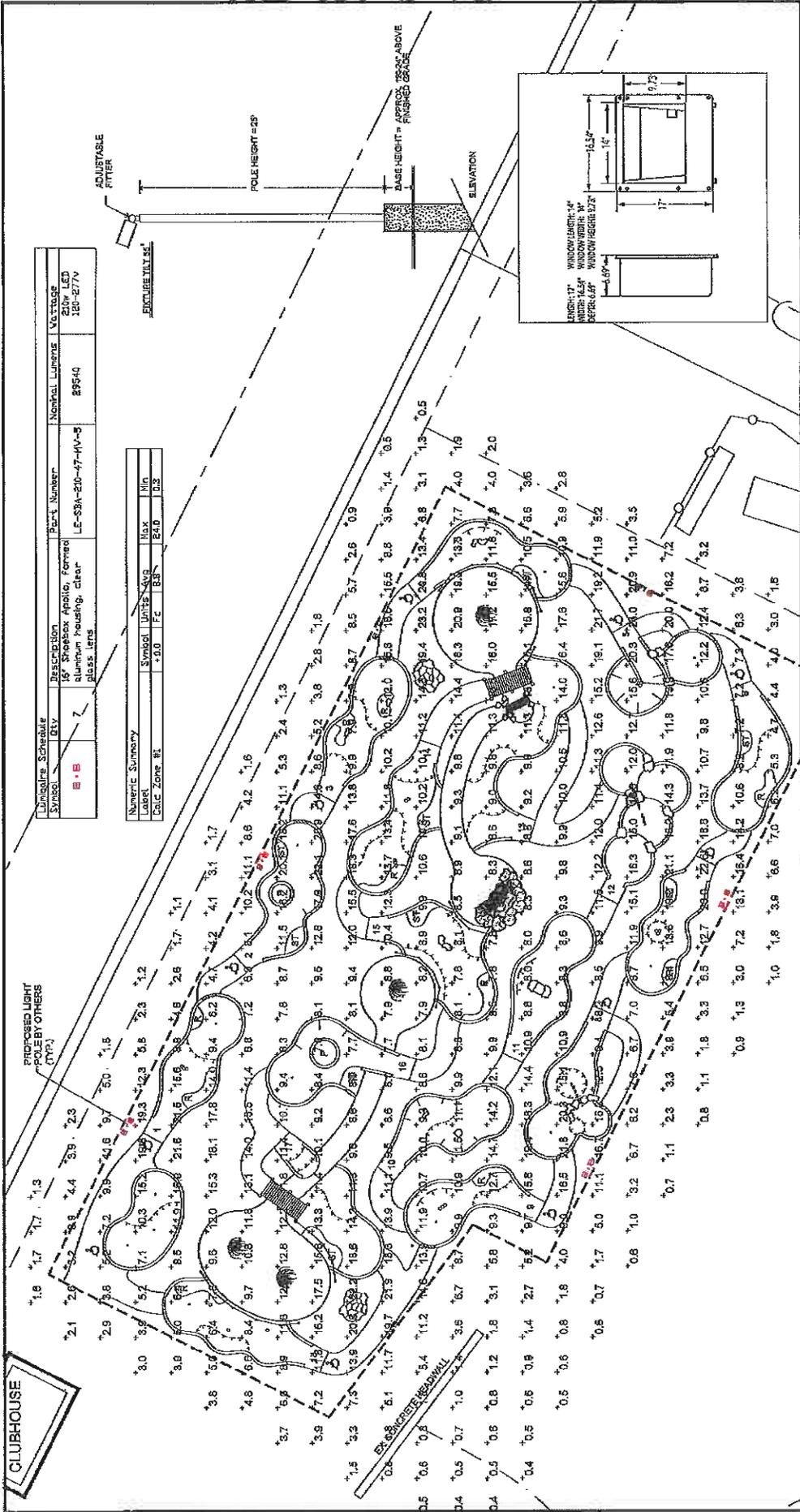
Project by Kent A. Leimmex
Preliminary Design by Hanna Design

Graphics Legend:
 ST. Road Top
 SW. Survey
 E. Utility Change
 S. Easement
 S. Easement

NOTES:
 The drawings and design information herein are the property of Hanna Design and shall remain the property of Hanna Design. No part of this drawing shall be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Hanna Design.

NOTES:

- Elevations shown on this grading plan represent proposed rough grades. This grading for holes, walkways, and water systems will be done in the field.
- When bringing in fill, clients recommends using a groutier, recharging computer with fill. Fill should be RSCM and compacted to 95% Proctor.
- When working with existing fill, clients should ensure that the proposed hole, walk, and water systems are constructed on the existing soil.
- Locations must be CLEARLY MARKED with GRADE STAKES to ENSURE and VERIFY that the grading plan has been done properly and to the specifications of this plan provided by Hanna Miniature Golf Company, Inc.



PROJECT: Proposed Miniature Golf Buellton, CA

BRAWN BY: J. Chiriac DATE: 02/09/16

CHECKED BY: B. Lohr JOB #: 16-07-4

REVISIONS:

NO.	DESCRIPTION	DATE
1	10' Standard Flood, Formed	02/09/16
2	10' Standard Flood, other	02/09/16
3	10' Standard Flood, other	02/09/16

GRAPHICS LEGEND:

10' Standard Flood, Formed

10' Standard Flood, other

10' Standard Flood, other

PROJECTED BY: Kent A. Lemmex

PRELIMINARY DESIGN BY: Harris Design

NOTES:

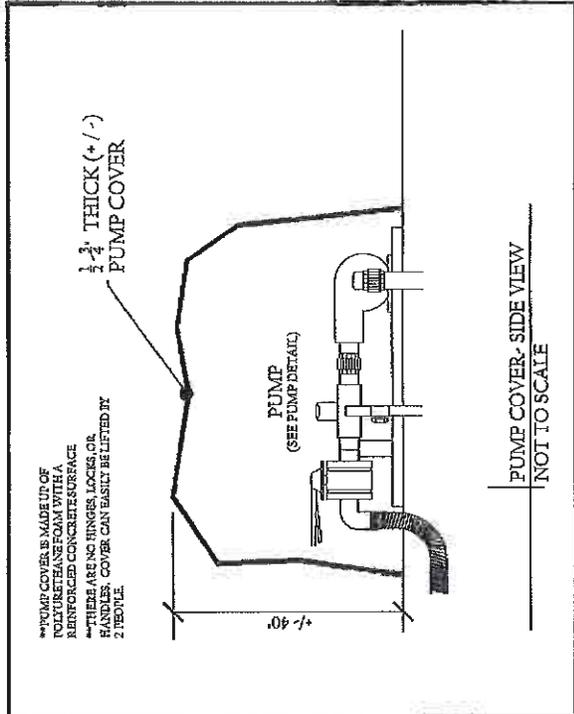
1. Illumination results shown on this lighting design are based on project parameters provided to Harris Miniature Golf Courses, Inc. and used in conjunction with luminance test procedures outlined under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying compliance with any applicable electrical, lighting and/or energy codes.

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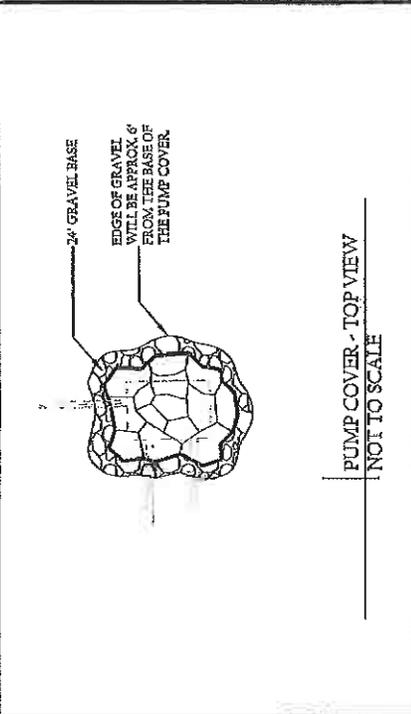
DATE PRINTED: 02/17/16

SHEET: 5 OF 10

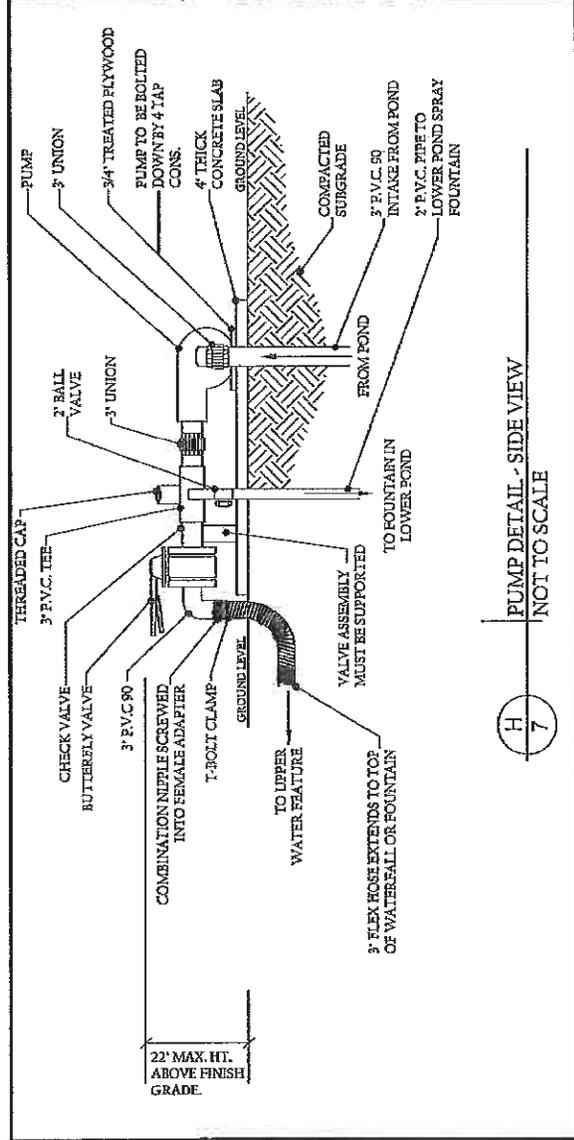


**PUMP COVER IS MADE UP OF POLYURETHANE FOAM WITH A REINFORCED CONCRETE SURFACE
 **THERE ARE NO RINGS, LOGS, OR HANDLES. COVER CAN EASILY BE LIFTED BY 2 PEOPLE.

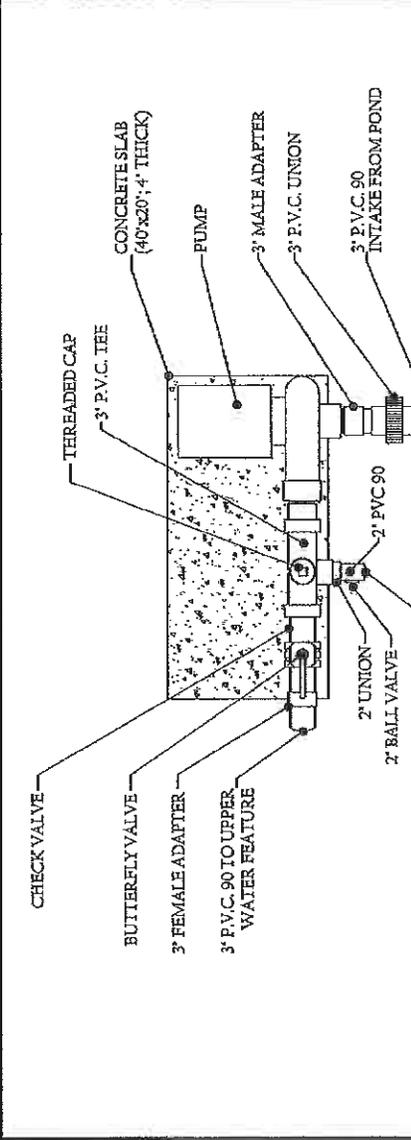
PUMP COVER - SIDE VIEW
 NOT TO SCALE



PUMP COVER - TOP VIEW
 NOT TO SCALE



PUMP DETAIL - SIDE VIEW
 NOT TO SCALE



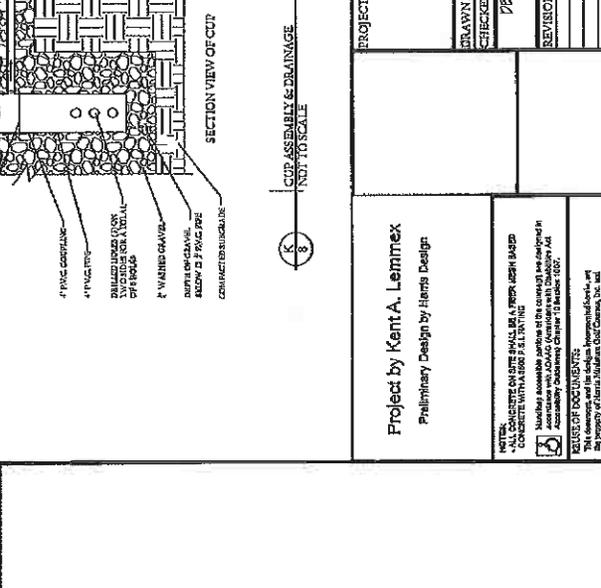
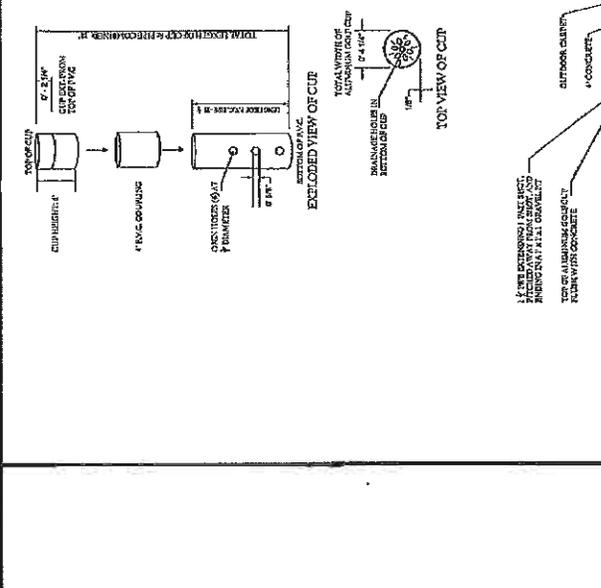
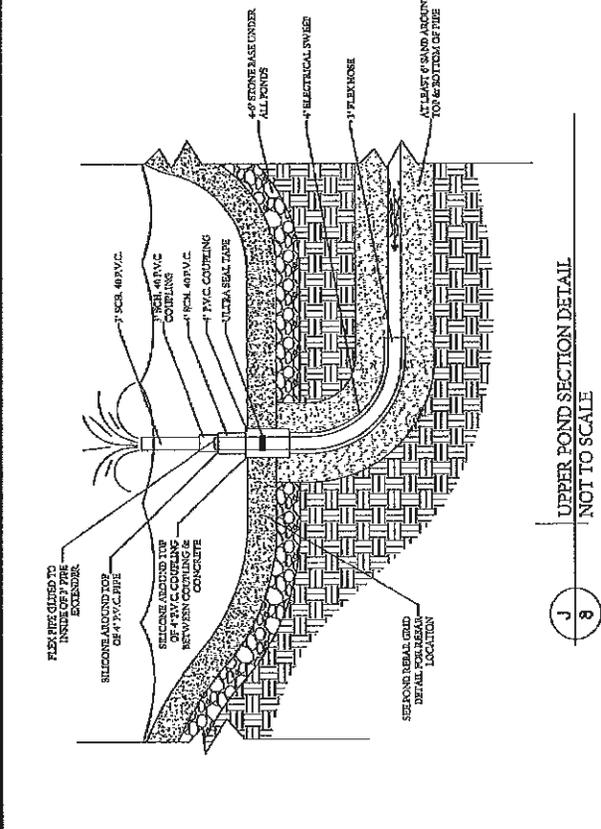
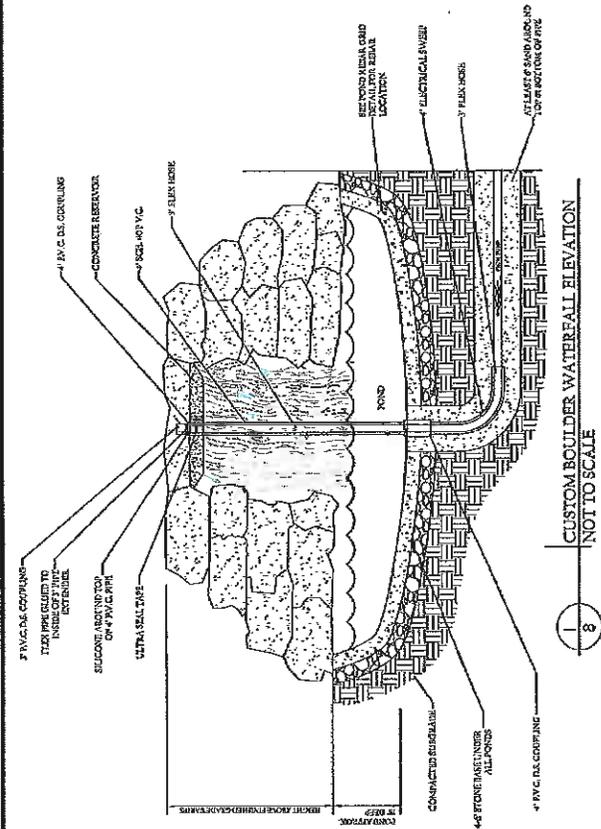
PUMP DETAIL - TOP VIEW
 NOT TO SCALE

PROJECT: Proposed
 Miniature Golf
 Buellton, CA

Project by Kent A. Lemmex
 Preliminary Design by Harris Design

DATE: 02 / 02 / 16
 CHECKED BY: J. Cooper
 DRAWN BY: J. Cooper
 JOB #: 16-07-4
 SHEET: 7 OF 10
 REVISIONS:

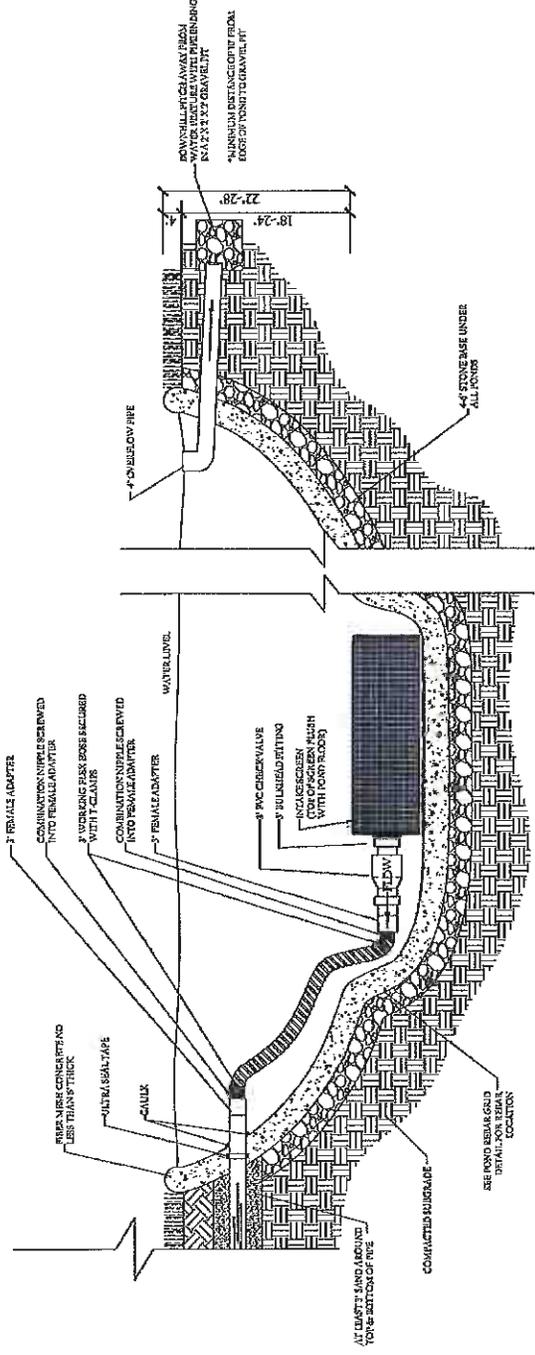
NOTES:
 1. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN INCHES.
 2. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE TO FACE UNLESS NOTED OTHERWISE.
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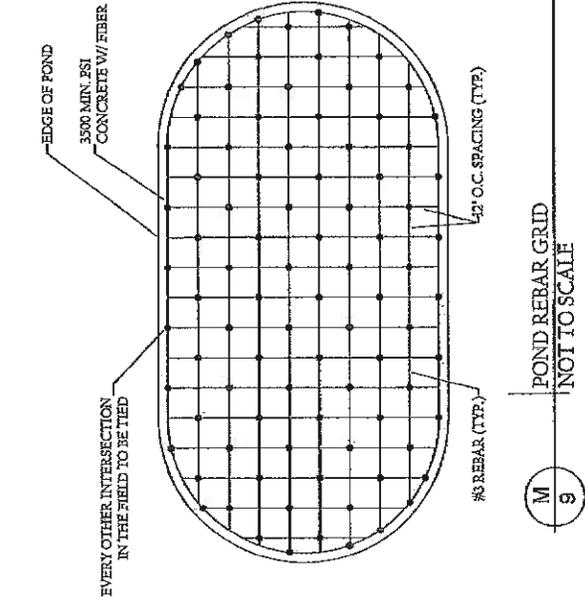
Project: Proposed Miniature Golf Buellton, CA	
Drawn by: J. Chappell Checked by: B. Litch	Date: 02 / 02 / 16 Job #: 16-07-4
Sheet #: 8 Total Sheets: 10	Revisions:
Date Printed: 02 / 17 / 16	

Project by: Kent A. Lemmex
 Preliminary Design by Hents Design

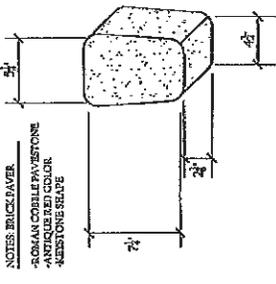
NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S SPECIFICATIONS FOR CONSTRUCTION OF CONCRETE AND REINFORCED CONCRETE.
 2. MATERIALS SHALL BE AS SPECIFIED IN THE SPECIFICATIONS.
 3. MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
 4. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
 5. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.



L 9
LOWER POND DETAIL
NOT TO SCALE



M 9
POND REBAR GRID
NOT TO SCALE



N 9
BRICK PAVER DETAIL
NOT TO SCALE

Project: **Proposed Miniature Golf**
Buellton, CA

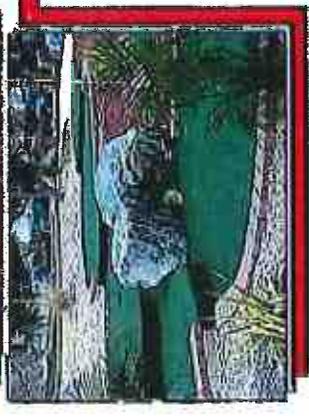
Project by **Kant A. Lemmex**
Preliminary Design by **Herts Design**

DATE: 02 / 02 / 16
JOB #: 16-07-4
SHEET: 9 OF 10

DATE PRINTED: 02 / 17 / 16

REVISIONS:

NOTES:
 ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED.
 ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED.



PROJECT: Proposed
Miniature Golf
Buellton, CA

DESIGNED BY: J. Ombreski DATE: 02 / 02 / 16
CHECKED BY: Label JOB #: 16-07-4
COLOR: REVISIONS: 10 OF 10
DATE PRINTED: 02 / 19 / 16

Scale: 1/8" = 1'-0" = 0'

GRAPHICS LEGEND:
R = Rough
E = Sand Trap
S = Sand
X = Existing
Z = Existing Change
E = Submittance

BASE OF DOCUMENTS:
This project and its design developed from an agreement with KENT A. LEMMEX AND HARRIS DESIGN ARCHITECTS AND PLANNERS, INC. (KALH) dated 10/20/15.

Project by Kent A. Lemmex
Preliminary Design by Harris Design