



CITY OF BUELLTON

PLANNING COMMISSION AGENDA

**Regular Meeting of May 18, 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

Vice Chair Dunstan

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 April 20, 2017

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. Review of Current Parking Standards for Retail and Restaurant Uses**
❖ *(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, June 1, 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 April 20, 2017 – 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

Commissioner Heedy led the Pledge of Allegiance

ROLL CALL

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

Absent: Commissioner Joe Padilla

Staff: City Manager Marc Bierdzinski
Public Works Director Rose Hess
Assistant Planner Andrea Keefer
Staff Assistant Clare Barcelona

REORDERING OF AGENDA

None

PRESENTATIONS

None

APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of April 6, 2017

MOTION:

Vice Chair Dunstan moved and Commissioner McLaughlin seconded the motion to approve the Minutes of April 6, 2017.

VOTE:

Motion passed with a 4-0 voice vote.

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

2. **Resolution No. 17-05 - "A Resolution of the Planning Commission of the City of Buellton, California, Approving a Development Plan Modification (17-DPM-01) to an Approved Final Development Plan (16-FDP-04) to Allow 28 Park Trailers to Occupy 28 RV Spaces at 180 Avenue of Flags (Assessor's Parcel Number 137-200-085), and Making Findings in Support Thereof"**

Commissioner Heedy recused himself from the Dais due to the proximity of his residence to the project.

STAFF REPORT:

Assistant Planner Andrea Keefer presented the staff report.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

DISCUSSION/SPEAKERS:

Chair Mercado opened the Public Hearing at 6:10 p.m.

Ron Biddlecome, Applicant, addressed the modification stating that the proposed units are considered trailers per the State of California.

Dan Baumann, Applicant, described the various amenities available at the resort.

Nancy Emerson, WeWatch/Save Our Stars provided brochures regarding light pollution and night sky friendly lighting to the Applicant and the Commission.

Ron Biddlecome stated that all lighting in the park is night sky friendly.

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

MOTION:

Vice Chair Dunstan moved and Commissioner McLaughlin seconded the motion to adopt Resolution No. 17-05 – by title only and to waive further reading.

VOTE:

Motion passed with a 3-0 roll call vote.

Commissioner Heedy returned to the Dais at 6:17 p.m.

OTHER BUSINESS**3. Conceptual Review of the “Central Homes” Project****STAFF REPORT:**

Assistant Planner Andrea Keefer presented the staff report.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

DISCUSSION/SPEAKERS:

Michael Kim, Applicant, presented an overview of the proposed project stating that this project is better suited for the site than the previously submitted townhomes.

Nancy Emerson, WeWatch/Save Our Stars provided a brochure to the Applicant regarding light pollution and night sky friendly lighting.

The Commission gave input on the following:

- Adding some architectural detail to the fronts of the homes
- Location of fencing
- Common area amenities

The Commission spoke in support of the project and look forward to the next submittal.

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

None

PLANNING DIRECTOR REPORT

City Manager Marc Bierdzinski updated the Commission the status of various projects and mentioned several upcoming projects.

ADJOURNMENT

Chair Mercado adjourned the meeting at 6:45 p.m. to the next regular scheduled meeting of the Planning Commission to be held May 4, 2017 at the City Council Chambers, 140 West Highway 246, Buellton.

ATTEST:

Art Mercado, Planning Commission Chair

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: May 18, 2017

Subject: Review of Current Parking Standards for Retail and Restaurant Uses

BACKGROUND/DISCUSSION

In response to a request by the Planning Commission to re-examine the current parking standards for retail and restaurant uses in the Buellton Municipal Code, Staff is conducting research comparing Buellton's standards with other surrounding cities. The current parking standards are shown in Buellton Municipal Code section 19.04.142 (Attachment 1). Data showing the comparison with other cities will be provided at the meeting.

RECOMMENDATION

Staff recommends that the Planning Commission provide input and direction to Staff regarding the City's current parking standards for retail and restaurant uses.

ATTACHMENTS

Attachment 1 – Buellton Municipal Code Section 19.04.142

Attachment 1

Buellton Municipal Code

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[Chapter 19.04 GENERAL DEVELOPMENT REGULATIONS](#)

19.04.142 Number of parking spaces required.

The minimum number of parking spaces required by the zoning applicable to a site or specified in this section shall be provided and continuously maintained in conjunction with the related use or development. Refer to Chapter 19.18 for modifications of these parking standards for mixed use projects.

A. Agriculture, Resource and Open Space Uses. Off-street parking spaces shall be provided in the following ratios:

Land Use	Number of Parking Spaces Required
Commercial greenhouse, hothouse, or other plant protection structure	2 per acre of land in such use

B. Manufacturing and Processing Uses. Off-street parking spaces shall be provided in the following ratios:

Land Use	Number of Parking Spaces Required
Research and development, manufacturing and processing	1 for every 1.5 employees, but a minimum of 1 per 500 sq. ft. of gross floor area
Wholesaling, warehousing, storage	1 per 1,000 sq. ft. of gross floor area, 1 per 4 employees
Other industrial uses	1 per 4 employees

C. Recreation, Education, and Public Assembly Uses. Off-street parking spaces shall be provided in the following ratios:

Land Use	Number of Parking Spaces Required
Churches, auditoriums, theaters, other places of public assembly	
With fixed seats	1 per 4 fixed seats
Without fixed seats	1 per 30 sq. ft. of auditorium floor
Libraries and museums	1 per 300 sq. ft. of gross floor area, 1 per 2 employees
Recreation and fitness centers	
Bowling alleys	8 per lane
Dance halls, skating rinks, and other places of amusement without fixed seats	1 per 300 sq. ft. of assembly area
Health/fitness, gyms, spas	1 per 300 sq. ft. of gross floor area
Tennis/racquetball facility	1.5 per court
Spectator seating	1 per 5 seats, or 1 per 35 sq. ft. of seating area, whichever is greater

Attachment 1

Schools	
Day school or child care center	1 per 10 students, 1 per 2 employees
Elementary and junior high	1.5 per teaching station
High school	6 per teaching station
Colleges, art, craft, music or dance schools; business, professional or trade schools	1 per 5 students, 1 per 3 employees

D. Residential Uses. Off-street parking spaces shall be provided in the following ratios:

Land Use	Number of Parking Spaces Required
Single- and two-family dwellings	2 covered spaces per dwelling unit
Multiple dwelling units	
Single bedroom or studio unit	1 per dwelling unit
Two bedroom unit	2 per dwelling unit, to be located within 200 feet of the building
Three or more bedrooms	2.5 per dwelling unit, to be located within 200 feet of the building
Visitor parking	1 for each 5 dwelling units
Guest houses	1 per guest house
Mobilehomes in parks	2 per mobilehome lot (may be in tandem), one shall be covered 1 guest parking space for each 3 mobilehomes
Group housing (fraternities, boarding houses, etc.)	1 for every 4 beds, 1 for each 2 employees
Retirement and special care homes	1 per guest room, 1 for each 2 employees

In addition, not more than one bus or nonpassenger motor vehicle or trailer used in commerce may be parked overnight on any lot, provided such bus, motor vehicle, or trailer does not exceed two axles, four tons, or eight feet in height and provided further that this restriction shall not apply to the emergency overnight parking of disabled motor vehicles or trailers and the occasional overnight parking of moving vans, pickup, or delivery or construction vehicles or trailers when such occasional overnight parking is reasonably serving the residential use of a particular lot.

E. Retail Trade. Off-street parking spaces shall be provided in the following ratios:

Land Use	Number of Parking Spaces Required
Furniture and appliance stores; heating, ventilating, building supply and hardware; motor vehicle and machinery sales and service	1 per 1,000 sq. ft. of gross floor area
Restaurants and bars	1 per 300 sq. ft. of area for patrons, 1 per 2 employees
Retail stores, general merchandise	1 per 300 sq. ft. of gross floor area

F. Service Uses. Off-street parking spaces shall be provided in the following ratios:

Attachment 1

Land Use	Number of Parking Spaces Required
Medical services, clinics and labs	1 per 200 sq. ft. of gross floor area
Medical services, hospitals	1 per 2 beds, 1 per 3 employees
Medical services, extended care	1 per 3 beds, 1 per 3 employees
Offices, business and professional	1 per 300 sq. ft. of gross floor area

G. Transient Lodging. Off-street parking spaces shall be provided in the following ratios:

Land Use	Number of Parking Spaces Required
Hotels and motels	1 per guest room, 1 per 5 employees

H. Emergency Shelters.

Land Use	Number of Parking Spaces Required
Emergency shelters	1 per 7 beds, 1 per employee

(Ord. 11-07 § 3, 2011; Ord. 10-04 § 4, 2010; Ord. 08-07 § 3, 2008; Ord. 97-02 § II(4), 1997; Ord. 94-13, 1994; prior code § 19.04.142)

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