



CITY OF BUELLTON

PLANNING COMMISSION AGENDA

**Regular Meeting of November 16, 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 Brian Dunstan

PLEDGE OF ALLEGIANCE

Commission Vice Chair Joe Padilla

ROLL CALL

Commissioners Patty Hammel, Dan Heedy, Marcilo Sarquilla, Vice Chair Joe Padilla and Chair Brian Dunstan

REORDERING OF AGENDA

PRESENTATIONS

None

APPROVAL OF MINUTES

- 1. Minutes of the regular Planning Commission meeting of October 19, 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

2. **One-year status review of the Conditional Use Permit (16-CUP-03) for People Helping People Thrift Store (“Thriftology”), Located at 175 McMurray Road, Suites A and B (APN 137-200-096)**
 - ❖ *(Staff Contact: Andrea Keefer Assistant Planner)*

OTHER BUSINESS

WRITTEN COMMUNICATIONS

PLANNING COMMISSIONER COMMENTS

PLANNING DIRECTOR REPORT

ADJOURNMENT

To the next regularly scheduled Planning Commission meeting of Thursday, December 7, 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 October 19, 2017 – 6:00 p.m.
City Council Chambers, 140 West Highway 246
Buellton, California**

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Commissioner Heedy led the Pledge of Allegiance

ROLL CALL

Present: Commissioners Patty Hammel, Dan Heedy, Marcilo Sarquilla, and
Chairman Brian Dunstan

Absent: Vice Chair 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

PRESENTATIONS

None

APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of September 21, 2017

MOTION:

Commissioner Heedy moved and Commissioner Hammel seconded the motion to approve the Minutes of September 21, 2017.

VOTE:

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

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

None

OTHER BUSINESS**2. Preliminary Review of 518 Avenue of Flags Mixed Use Development - 17-FDP-03****STAFF REPORT:**

Contract City Planner Irma Tucker presented the staff report.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

DISCUSSION/SPEAKERS:

Larry Rodarte representing the Applicant Kamran and Company, addressed the Commission regarding the elevation concerns and stated that the architectural elements remain unknown until the adoption of the Specific Plan is completed.

Mr. Bierdzinski stated there are options available in order to bring the building elevation down to street level along the Avenue of Flags.

Ruben Burrola, Architect, informed the Commission that the color elevations will be revised to reflect the correct street level elevation and that the architecture will reflect the Specific Plan requirements.

The Commission gave input to the Applicant on the following:

- Possibly reduce the number of driveways into the project site along Second Street;
- Bring the building elevation down to street level along the Avenue of Flags to create a more walkable environment;
- Re-work the architectural design to be consistent with the Avenue of Flags Specific Plan once adopted.

- Parking lot circulation including loading and unloading zones;
- Incorporate a courtyard element

City Manager Bierdzinski informed the Commission that staff will meet with the Applicant to discuss changes to the project once the Specific Plan is adopted.

3. Parking Standards Research and Recommendations for Restaurant Uses

STAFF REPORT:

Assistant Planner Andrea Keefer presented the staff report.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

DISCUSSION/SPEAKERS:

The Commission discussed the various comparisons presented by staff and favored 1 parking space per 250 S.F. of building space with an added calculation for the number of employees.

The Commission directed staff to research the number of parking spaces designated by the square footage in public vs. non-public areas.

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

Commissioner Heedy shared that he has received notices from Figueroa Mountain Brewery notifying residents of Rancho de Maria in advance of upcoming outdoor music events.

PLANNING DIRECTOR REPORT

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

Chair Dunstan questioned the jags in the striping on the recently paved Highway 246 at Industrial Way.

Public Works Rose Hess answered that the offset striping was done to accommodate bike lanes and shoulder parking and noted that guide stripes have been added through the intersection.

ADJOURNMENT

Chair Dunstan adjourned the meeting at 7:20 p.m. to the next regular scheduled meeting of the Planning Commission to be held November 2, 2017 at the City Council Chambers, 140 West Highway 246, Buellton.

Brian Dunstan, 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: MPS
Planning Commission Agenda Item No.: 2

To: The Honorable Chair and Commission Members

From: Andrea Keefer, Assistant Planner

Date: November 16, 2017

Subject: One-year status review of the Conditional Use Permit (16-CUP-03) for People Helping People Thrift Store (“Thriftology”), Located at 175 McMurray Road, Suites A and B (APN 137-200-096)

BACKGROUND/DISCUSSION

On December 15, 2016 the Planning Commission approved a Conditional Use Permit (16-CUP-03) to locate “Thriftology”, a thrift store operated by Santa Ynez Valley People Helping People at 175 McMurray Road, Suites A and B (Vicinity Map – Attachment 1). The Municipal Code requires a Conditional Use Permit for “Secondhand Stores”.

The purpose of the People Helping People Thrift Store is to provide low cost merchandise, such as clothing, houseware and furniture, for low income residents in the Santa Ynez Valley. The thrift shop sells used merchandise obtained as donations from other valley residents who would otherwise throw the items away.

The store has been in operation for approximately one year. As part of the project approval, conditions of approval were added to minimize the potential impacts that the store could have on the surrounding area, and adjacent businesses. Specifically included as a Condition of Approval was a requirement to bring the project back for a Planning Commission Public Hearing for a one-year review of operations to ensure compliance with all established conditions of approval and to address any potential issues identified by Staff that have arisen (See Attachment 2, Condition No. 26 “Review of Operations”).

Below is a discussion of potential issues that were identified at the December 15, 2016 Public Hearing. An update on how these issues have been addressed since the business has been operating has also been provided below.

Delivery Truck Parking

Based upon Staff concerns with parking availability and circulation within the parking lot, the delivery truck that is used to collect items and deliver them cannot be parked or stored in the existing on-site parking lot. The applicant has made arrangements for the long-term parking of the delivery truck at an off-site location. This was included as condition of approval number 24 in Attachment 2.

Update: The truck has been parked at an off-site location. The City has not received any complaints or observed any instance of the truck being parking in the parking lot overnight.

Outdoor Drop-Offs, Outdoor Displays and Illegal Dumping

Another potential issue identified with a secondhand shop was that outdoor drop off locations can be unsightly. A condition of approval was included to only allow donations to be accepted inside the store and during normal hours of operation. Santa Ynez Valley People Helping People proposed to install security cameras in front and back of the store to monitor and this was included as a condition of approval. Motion sensing security lighting was also proposed by the applicant. This was also included as condition of approval.

Update: No outdoor drop off location has been observed and the City has received no complaints of items being dropped off in front of the store. Security cameras and motion sensing security lights have been installed around the building and signs have been posted indicating that the camera is recording (See Attachment 3).

The potential for illegal dumping on the adjacent lot was a concern. The applicant has proposed to add a "No Dumping" sign that will be affixed to the fence. This was included as condition of approval number 25 of Attachment 2.

Update: At the December 15, 2016 Public Hearing, the Commission decided not to require a security fence around the adjacent property. Therefore, a "No Dumping" sign has not been erected. However, Staff has not received any information or evidence regarding illegal dumping on the adjacent lot. If it does become a problem in the future, Staff can require that the "No Dumping" sign be installed at that time.

Outdoor display of merchandise can be unsightly. Condition of approval number 23 of Attachment 2 has been included that prohibits the outdoor display of merchandise. All merchandise will need to be stored and displayed inside the building.

Update: The applicant has complied with this requirement. There has been no evidence or complaints regarding outdoor display of merchandise. All merchandise has been kept inside the building.

ENVIRONMENTAL REVIEW

The Project was previously determined to be a Class 5 Categorical Exemption for environmental review in accordance with the California Environmental Quality Act. No further environmental review is required.

RECOMMENDATION

Based on the details provided in this Staff Report, no issues have been brought to the attention of the City and the store appears to be operating successfully. Staff recommends that the Planning

Commission come to a consensus to allow Santa Ynez Valley People Helping People to continue to operate "Thriftology" at 175 McMurray Road, Suites A and B in Buellton without any additional conditions imposed.

ATTACHMENTS

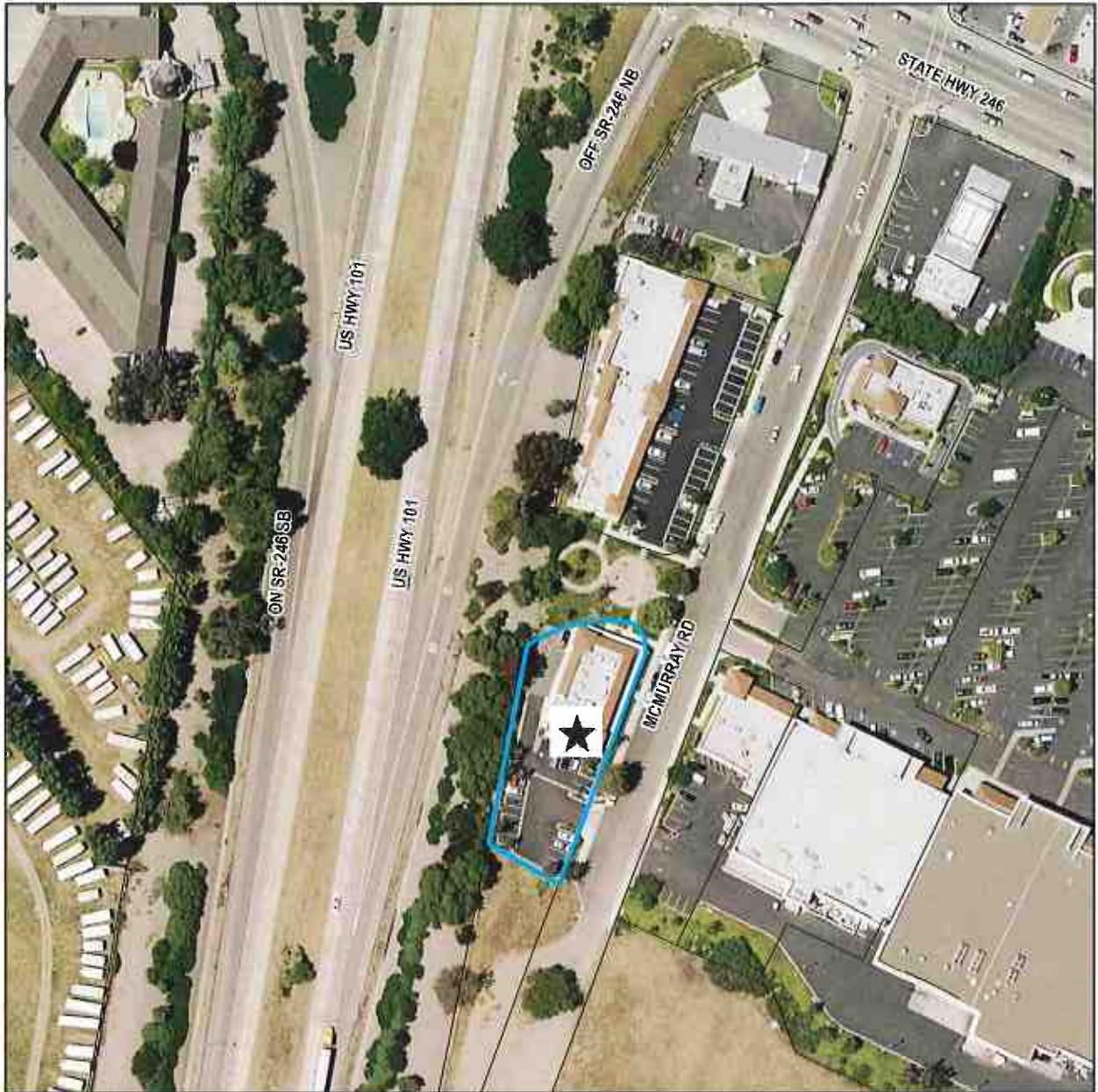
Attachment 1 – Vicinity Map

Attachment 2 – Planning Commission Resolution No.16-07

Attachment 3 – Photos of Security Cameras and Motion Sensor Lights

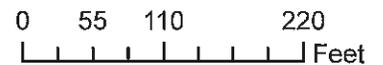


Attachment 1 - Vicinity Map



Legend

-  City Parcels
-  Project Location



Attachment 2

PLANNING COMMISSION 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 THRIFT STORE), LOCATED WITHIN AN EXISTING BUILDING AT 175 MCMURRAY ROAD, SUITES A AND B, ASSESSOR'S PARCEL NUMBER 137-200-096, AND MAKING FINDINGS IN SUPPORT THEREOF

BE IT RESOLVED by the Planning Commission of the City of Buellton as follows:

SECTION 1: An application has been filed by Dean Palius ("Applicant"), for a Conditional Use Permit (16-CUP-03) to allow the establishment of People Helping People Thrift Store. The Project is located at 175 McMurray Road, Suites A and B (APN 137-200-096).

SECTION 2: The proposed Project consists of one land use application, which specifically concerns the subject Property:

Conditional Use Permit (Case No. 16-CUP-03): Approval of a thrift shop. A full project description is included as Attachment 2 of the December 15, 2016, Planning Commission Staff Report.

SECTION 3: All proceedings having been duly taken as required by law, and upon review of the information provided in the staff report, consideration of the testimony given at the public hearing, as well as other pertinent information, the Planning Commission finds the following:

A. Record. Prior to rendering a decision on any aspect of the Project, the Planning Commission considered the following:

1. All public testimony, both written and oral, received in conjunction with that certain public hearing conducted by the Planning Commission on December 15, 2016 ("Planning Commission Public Hearing").
2. All oral, written and visual materials presented by City staff in conjunction with the Planning Commission Public Hearing.
3. The following informational documents which, by this reference, are incorporated herein.
 - a. That certain written report and attachments submitted by the Planning Department dated December 15, 2016 (the "Staff Report").

B. Public Review. On the basis of evidence hereinafter listed, all administrative procedures and public participation requirements prescribed in the Buellton Zoning Ordinance and Government Code Section 65091 have been lawfully satisfied:

1. A notice of public hearing was published in a newspaper on December 1, 2016 (the "Public Notice"), a minimum of ten (10) days in advance of the Public Hearing.
2. The Public Notice was mailed to the Applicant, affected public agencies, persons owning property within 300 feet of the Project site and others known to be interested in the matter on December 1, 2016, 10 days in advance of the Public Hearing.
3. The Public Notice and Agenda for the Public Hearing were posted in two conspicuous public places a minimum of 10 days before the Public Hearing.

C. Environmental Clearance. The Planning Commission exercises its judgment and finds that, pursuant to Title 14 of the California Code of Regulations, Section 15301 (Class 1 - Existing Facilities), that this project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) in that it is a retail use that will occupy an existing building that previously contained a retail use. No additional square footage is being added.

D. Consistency Declarations. Based on (i) the evidence presented in the Staff Report (incorporated herein by reference), (ii) consultations with affected City Departments and outside Agencies, (iii) testimony and comments received in connection with the public hearing and (iv) adoption of the conditions of approval set forth hereof, the Planning Commission does hereby declare as follows:

1. **Conditional Use Permit.**

a. **Findings:**

- i. That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the type of use and level of development proposed because the size of the site and its location are appropriate for this type of use and the required number of parking spaces to support the use are provided and the delivery truck will not be stored on the property.
- ii. That significant environmental impacts are mitigated to the maximum extent feasible. No adverse impacts have been identified with this Project and it has been determined to be exempt from CEQA (Class 1 – Existing Facilities).

Attachment 2

- iii. That streets and highways are adequate and properly designed. No additional street improvements are required and no additional right-of-way dedications are necessary.
- iv. That there are adequate public services, including but not limited to fire protection, water supply, sewage disposal, and police protection to serve the Project. The Public Works Department is able to provide water and sewer service to the project. The Fire Department and Sheriff's Department have no concerns with the Project.
- v. That the Project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will be compatible with the surrounding area. The Project site is zoned for commercial land uses and currently contains several commercial uses. Therefore, the Project is expected to be compatible with the surrounding area and land uses.
- vi. That the Project is in conformance with the applicable provisions of Title 19 of the Municipal Code and the General Plan. With imposition of the conditions of approval, the Project complies with both the General Plan and Title 19 (Zoning).
- vii. That the proposed development is in conformance with the Community Design Guidelines as no exterior improvements are required as part of the project.

SECTION 4: Based on the findings set forth in Section 3 and subject to the attached conditions of approval, the Planning Commission hereby approves the Conditional Use Permit (16-CUP-03).

SECTION 5: The Planning Commission Secretary shall certify as to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 15th day of December 2016.


Art Mercado, Chairman

ATTEST:


Clare Barcelona, Planning Commission Secretary

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) SS
CITY OF BUELLTON)

I, Clare Barcelona, Planning Commission Secretary of the City of Buellton, do hereby certify that the above and foregoing Resolution No. 16-07 was duly passed and adopted by the Planning Commission of said City at a regular meeting thereof, held on the 15th day of December 2016, by the following vote, to wit.

AYES: (4) Commissioners Heedy, McLaughlin, Vice Chair Dunstan and Chair Mercado

NOES: (0)

ABSENT: (1) Commissioner Padilla

IN WITNESS WHEREOF, I have hereunto set my hand this 15th day of December 2016.



Clare Barcelona
Planning Commission Secretary

**CONDITIONS OF APPROVAL
PEOPLE HELPING PEOPLE THRIFT STORE
CONDITIONAL USE PERMIT (16-CUP-03)**

A. GENERAL PROVISIONS

1. **Project Description.** The approval granted herein is based upon and limited to compliance with the Project Description contained in the December 15, 2016, staff report, the application received October 14, 2016 and the conditions of approval set forth below. The Project Description is as follows: The Project is a request by Dean Palius (the "Applicant") for a Conditional Use Permit (16-CUP-03) to establish a thrift store (People Helping People Thrift Store) in an existing tenant space (the "Project") located at 175 McMurray Road, Suites A and B, APN 137-200-096 (the "Property"). Any deviations from the Project Description, exhibits or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require formal modification of the approval and/or further environmental review. Deviations without the above-described authorization will constitute a violation of this approval.

2. **Terminology.** Except where otherwise noted, the terms appearing throughout the conditions of approval set forth herein shall have the meanings as defined below. Capitalization is used to identify defined terms and shall have the meanings as set forth below unless the context in which they are used clearly requires otherwise.
 - a. **"Applicant"** means Dean Palius and includes all agents, subdividers, developers, contractors, workers and personnel employed on the Project.
 - b. **"Building Department"** means the Building and Safety Division of the County (and all successors and assigns thereof), on behalf and under contract to the City to perform building plan check and inspection services.
 - c. **"City"** means the City of Buellton and includes the City Manager, City Engineer, Planning Director and all other duly appointed officials having responsibility for land use matters, as well as their respective assignees (e.g., Department staff members). Unless otherwise indicated, the Planning Department shall be the primary point of contact for the City.
 - d. **"County"** means the County of Santa Barbara.
 - e. **"Final Building Inspection Clearance"** means acknowledgement by the Building and Safety Division of the County that construction of the Project has been completed in full compliance with plans and specifications approved by the Building and Safety Division of the County. Such acknowledgement is typically evidenced by signature of appropriate Building and Safety Division staff on the building permit inspection form.
 - f. **"Fire Department"** means the Fire Department of the County (and all successors and assigns thereof), furnishing fire prevention and protection services to the City by operation of a special district.

- g. “Entitlement”** means the type of land use permit required by the Buellton Municipal Code in connection with the Project for which approval is granted herein.
 - h. “Project”** means and includes all of the actions described in the Project Description above.
 - i. “Project Inspection”** means a field inspection and documentation review performed by the Planning Director at the time of Final Building Inspection Clearance to verify that the Project has been completed in full compliance with the terms and conditions of approval. The Project Inspection shall be performed upon completion of construction and the Project must be fully compliant with all terms and conditions of approval prior to and as a condition precedent to obtaining Final Building Inspection Clearance.
 - j. “Project Manager”** means person or personnel of the City assigned to oversee and administer the Permit including, but not limited to, compliance with the Mitigation Measures set forth herein.
 - k. “Property”** means the land and improvements identified in the Project Description.
 - l. “Property Owner”** means Buellton Town Plaza Partners, and includes all persons and entities possessing fee title (in full or in part) to the site of the Project.
 - m. “Zoning Clearance”** means approval granted pursuant to 19.08.100 of the Buellton Municipal Code requisite to issuance of a building permit for authorized construction or land development activities.
3. **Additional Permits Required.** Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the Applicant shall: (i) obtain a Zoning Clearance (hereinafter defined below); and (ii) obtain all other permits and approvals that may be required by operation of the Buellton Municipal Code (e.g., grading permit, building permit, encroachment permit, etc.). Before any Zoning Clearance will be issued by the City, the Applicant must obtain written clearance from all departments having jurisdiction; such clearance shall indicate that the Applicant has satisfied all pre-construction conditions of approval. To the extent any condition or provision of the approval set forth herein is incompatible with or at variance with any other permit for the Project, the most restrictive condition and provision shall prevail.
4. **Interpretations and Exceptions.** The Planning Director is authorized to render decisions as to the applicability or interpretation of the conditions set forth herein, including minor changes, when the strict application of the conditions conflicts with the underlying purpose of the conditions or creates undue hardship or administrative burden. Any administrative change granted shall be subject to such conditions as will: (i) assure that the adjustment thereby authorized shall appropriately implement purposes and objectives of the original conditions; and (ii) not change or compromise the effectiveness of the original conditions. As an example, and for illustrative purposes only, the Planning Director may modify the implementation timing of specific conditions at the mutual convenience of the City and Applicant. Minor changes authorized pursuant to this condition shall not require separate processing of a formal amendment.

5. **Indemnity.** The Applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures) (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, arising from or in connection with the approval, decision or action of the City Council, Planning Commission, or other decision-making body, or staff action concerning the Project, including but not limited to writ proceedings, claims for inverse condemnation, personal injury, property damage, and/or breach of a mandatory duty, challenges under the California Environmental Quality Act, and/or any action that attacks, challenges, or seeks to set aside, void, or annul all or any part of the approvals, decisions, or actions concerning the Project. City shall promptly notify the applicant of any Action brought and request that the applicant defend the City. It is expressly agreed that applicant may select legal counsel providing the applicant's defense and the City shall have the right to approve separate legal counsel providing the City's defense. The applicant shall reimburse City for any attorneys' fees, costs and expenses directly and necessarily incurred by the City in the course of the defense.
6. **Legal Challenge.** In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the Applicant in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action.
7. **Approval Limitations.** This approval is issued pursuant to the provisions of Title 19 of the Buellton Municipal Code and is subject to the foregoing conditions and limitations. Failure to comply with said conditions of approval may subject the Applicant to remedies and penalties specified in the Buellton Municipal Code.
8. **Enforcement Costs.** In the event the City determines that it is necessary to take legal action to enforce any of the conditions of approval herein, and such legal action is taken, the Applicant shall be required to pay any and all costs of such legal action, including reasonable attorney's fees, incurred by the City, even if the matter is not prosecuted to a final judgment or is amicably resolved, unless the City should otherwise agree with the Applicant to waive said fees or any part thereof.
9. **Failure to Comply.** In the event that the Applicant fails to comply with any order of the City issued hereunder or any injunction of the Superior Court, it shall be liable in accordance with the provision of Section 1.32 of the Buellton Municipal Code.
10. **Access to Records and Facilities.** As to any condition that requires for its effective enforcement the inspection of records or facilities by City or its agents, the Applicant shall make such records available or provide access to such facilities upon reasonable notice from City

11. **Payment of Fees.** All applicable fees associated with development of the Project shall be paid by the Applicant at the time such fees become payable as provided by Buellton Municipal Code or otherwise stipulated in this approval (whichever date is sooner), and the amount payable shall be based on the fee schedules adopted by the City and then in effect at the time such fees become payable.
12. **Acceptance of Conditions.** The Applicant shall acknowledge and agree to all conditions of this approval within 60 days of the notice of final action, evidenced by the Applicant's signature on the space provided at the end of this document. The Applicant shall record this document on title to the subject Property prior to or concurrently with the filing of a Zoning Clearance. The Applicant, and all successors or assignees, are responsible for complying with all conditions of approval. Any zoning violations concerning the installation, operation, and/or abandonment of the Project are the responsibility of the Applicant, and all successors or assignees.

B. PLANNING CONDITIONS

13. **Conditional Use Permit.** Approval of the Conditional Use Permit (Case No. 16-CUP-03) (the "Permit") is granted to the Applicant for the Property as identified in the Project Description. Except or unless indicated otherwise herein, all buildings, driveways, parking areas, and other facilities or features shall be located and maintained substantially as shown on the exhibits accompanying the application for the Project. The Permit is only valid for the People Helping People Thrift Store, managed by Santa Ynez Valley People Helping People, Inc. Any other thrift shop would require review and approval of a separate Conditional Use Permit.
14. **Zoning Clearance.** Approval of 16-CUP-03 allows the establishment of a thrift store and a zoning clearance is required prior to submittal of building permits to the County.
15. **Building Codes.** All building construction shall be designed and performed in accordance with the currently adopted Uniform Building Code, National Electric Code, Uniform Plumbing and Mechanical Codes, and all other appropriate sections of the Buellton Municipal Code, State of California energy conservation standards and Title 24 handicap accessibility standards. All necessary plans and documentation shall be submitted at time of plan check including, but not limited to, complete architectural plans and appropriate engineering calculations prepared by a California Licensed Architect or Engineer.
16. **Property Maintenance.** The Project and Property, including the landscaping, shall be maintained in a continuous state of good condition and repair, in full compliance with all approved plans, specifications and conditions of approval. Corrective improvements shall be undertaken as necessary to continuously conform with and implement conditions of Project approval including, as applicable, repair, repainting and/or replacement of Project components as needed. Where a Project is found to be non-compliant, the Applicant shall adhere to City recommendations to bring the Project into compliance.
17. **Parking.** Eight parking spaces shall be maintained for this business at all times.

18. **Lighting.** Motion-sensor lighting shall be installed outside the front of the store to monitor and deter people from leaving items outside the store during non-business hours. All new exterior lighting fixtures shall comply with the design requirements of the Community Design Guidelines and shall protect dark skies. Lighting specifications shall be submitted as part of the Zoning Clearance application.
19. **Signage.** All signage shall require a sign permit from the City and shall conform to Municipal Code requirements.
20. **Drop Off.** No outdoor drop off area shall be allowed for items being donated to the store. Items shall only be dropped off inside the store during normal business hours.
21. **Remediation of Illegal Dumping.** If donatable items are dumped on the property, People Helping People is responsible for immediate remediation. People Helping People shall make a good faith attempt to secure and maintain a right to enter onto the adjacent vacant lot and shall immediately remediate any donatable items dumped on the lot.
22. **Security Cameras.** Cameras shall be installed outside the front and rear of the store to monitor and deter people from leaving items outside the store during non-business hours.
23. **Outdoor Display.** No outdoor display is permitted. All items must be displayed inside the store at all times.
24. **Delivery Truck.** No parking of the oversize box truck used for deliveries may occur on the site as it is too large to be parked in a single parking space. The delivery truck must be stored over night at a previously-arranged off-site location. The company pick-up truck may be parked on site provided it fits into a single parking space.
25. **"No Dumping" Sign.** A sign shall be posted on the fence indicating that "illegal dumping is prohibited". The sign shall comply with Municipal Code requirements. Sign plans shall be submitted as part of the Zoning Clearance application.
26. **Review of Operations.** After one year from the date of Planning Commission approval, the Planning Commission will review the operations of the thrift shop at a public hearing. At that time the Planning Commission may add or modify conditions of approval or revoke approval if necessary. Staff reserves the right to bring the project back to the Planning Commission prior to one-year if significant and recurring problems are identified.

C. ENGINEERING CONDITIONS

27. **SWMP Requirements.** Applicant shall comply with the City's Storm Water Management Plan and ensure the Best Management Practices (BMPs) are in place for long term operational activities.

D. FIRE DEPARTMENT CONDITIONS

28. **No conditions for Conditional Use Permit.** The Fire Prevention Division must be notified of any changes to the project proposal. A change in the project description may cause conditions to be imposed.

The following conditions for future development are advisory only at this time:

29. **Fire Protection Certificate.** A Fire Protection Certificate (FPC) shall be required.
30. **Defensible Space.** Create a defensible space of 100 feet (or to the property line, whichever is nearer) around the proposed structures and any existing structures on this property.
- Removal does not apply to single specimens of trees, ornamental shrubbery or similar plants that are used as ground cover if they do not form a means of rapidly transmitting fire from the native growth to any structure.
31. **Access Ways.** All access ways shall be made serviceable and maintained for the life of the project.
- Driveway shall have a minimum width of twenty (20) feet.
 - Surface shall be paved.
 - Access ways shall be unobstructed and extended to within 150 feet of all portions of the exterior walls of the first story of any building.
 - A minimum of 15 feet of vertical clearance shall be provided and maintained for the life of the project for emergency apparatus access.
 - Reference Santa Barbara County Fire Department Development Standard #1.
32. **Temporary Addresses.** Temporary address posting is required during construction. Inspections will not be completed without temporary address posted.
- Temporary Addressing shall be plainly visible and legible from the street or road fronting the property. Address numbers shall clearly contrast with their background and shall be a minimum of 6 inches high with ½ inch stroke.
33. **Fire Lanes.** Designated fire lanes shall include red curbs and signs indicating "Fire Lane – No Stopping" placed as required by the Fire Department. Refer to current adopted California Fire Code.
34. **Fire Extinguishers.** Portable fire extinguishers are required and shall be in accordance with the current adopted Santa Barbara County Code Chapter 15.
35. **Fire Sprinklers.** Because this project modifies a building that has been equipped with an automatic fire sprinkler system, the potential exists for the project to compromise the design effectiveness of that system.
- Fire sprinkler plans shall be approved by the Fire Department, prior to installation and/or modification.
 - A set of approved plans, stamped and dated by the Fire Department shall be kept at the job site and available upon request.

- Water systems shall be installed exactly as the approved plans dictate. No changes or modifications to these plans shall take place without prior fire department approval.
 - No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by the Fire Department.
36. **Fire Department Connection.** The Fire Department Connection shall be clearly visible from the access road or driveway. Provide unobstructed access from the roadway to the FDC. Clearance around the FDC shall be a minimum of 3 feet.
- Clearance shall be maintained for the life of the project.
37. **Fire Sprinkler Certification.** Because the building is equipped with an automatic fire sprinkler system, a current five-year fire sprinkler certification shall be provided to the Fire Department.
38. **Alarm Systems.** Because this project modifies a building that has been equipped with an automatic fire alarm system, the potential exists for the project to compromise the design effectiveness of that system.
- Fire alarm system shall meet Santa Barbara County Fire Department requirements.
 - Automatic fire alarm plans shall be approved by the Fire Department prior to the installation and/or modification.
39. **Addresses.** Recorded addressing for the building suites is required by the Fire Department.
40. **Address Numbers.** Address numbers shall be a minimum height of six (6) inches for suites and (12) inches for the building.
- Address number locations shall be approved by the Fire Department.
 - Address numbers shall be a color contrasting to the background color.
 - The address number shall be elevated at least three feet from the ground for clear visibility and easy directional identification.
 - The numbers shall be visible from the access road when traveling in either direction.
41. **Entry System.** A Knox Box entry system shall be installed for the building. A spare key shall be provided for the Knox Box entry system.
- E. COUNTY OF SANTA BARBARA BUILDING DIVISION CONDITIONS**
42. **Future Building Alterations.** Pending receipt and review of final project plans a building permit may be required if there are any structural changes, electrical or plumbing, the addition of partitions, and for accessibility within the tenant space (ie. aisles, transaction counters, etc.). If the building is equipped with fire sprinklers review by the Fire Department may be required if partitions are added.



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43. **California Codes.** Applications submitted on or after January 1, 2017 would be subject to the 2017 California Codes.

F. FINANCE DEPARTMENT CONDITIONS

44. **Outstanding Fees.** The Applicant shall pay all fees including, but not limited to, outstanding balances for processing by the City Engineer, Planning Department, Building Department, traffic mitigation fees, water connection fees, sewer fees, school fees, Fire Department mitigation fees, and any additional processing deposits as required prior to zoning clearance.

Project Applicant/Property Owner Acknowledgement of Required Conditions of Approval



Property Owner Signature

12/29/16
Date



Project Applicant/Agent/Representative Signature

12/21/16
Date

Attachment 3

