



CITY OF BUELLTON

PLANNING COMMISSION AGENDA

**Regular Meeting of November 19, 2015 – 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

Vice Chair Mercado

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 November 5, 2015**

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

NEW PUBLIC HEARINGS

None

CONTINUED PUBLIC HEARINGS

- 2. Resolution No. 15-12 – “A Resolution of the Planning Commission of the City of Buellton, California, Recommending that the City Council Approve a General Plan Amendment (15-GPA-03) and Zoning Ordinance Amendment (15-ZOA-02) for the Vacant Property to the East of Industrial Way (APN 099-690-048)”**
❖ *(Staff Contact Andrea Olson, Assistant Planner)*

OTHER BUSINESS

WRITTEN COMMUNICATIONS

PLANNING COMMISSIONER COMMENTS

PLANNING DIRECTOR REPORT

ADJOURNMENT

To the next regularly scheduled Planning Commission meeting of Thursday, December 3, 2015 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 November 5, 2015 – 6:00 p.m.
City Council Chambers, 140 West Highway 246
Buellton, California

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Commissioner Padilla led the Pledge of Allegiance

ROLL CALL

Present: Commissioners, Dan Heedy, Joe Padilla, Vice Chair Art Mercado
and Chair Foster Reif

Absent: Commissioner Brian Dunstan

Staff: City Manager Marc Bierdzinski
Contract Planner Irma Tucker
Assistant Planner Andrea Olson
Staff Assistant/Planning Technician Clare Barcelona

REORDERING OF AGENDA

The Agenda was reordered to allow Planning Commissioner Comments and the Planning Directors Report after Item # 2.

PRESENTATIONS

None

APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of October 15, 2015

MOTION:

Commissioner Heedy moved and Vice Chair Mercado seconded the motion to approve the Minutes of October 15, 2015.

VOTE:

Motion passed by a 2-0 voice vote with abstention by Commissioner Padilla and Chair Reif due to their absence from the meeting.

PUBLIC COMMENTS

Nancy Emerson from Women's Environmental Watch (WeWatch), distributed a flyer and shared information on how to evaluate outdoor lighting requirements to protect dark skies.

CONSENT CALENDAR

None

NEW PUBLIC HEARINGS

2. **Resolution No. 15-13 – “A Resolution of the Planning Commission of the City of Buellton, California, Recommending that the City Council Revise Title 19 (Zoning) of the Buellton Municipal Code (15-ZOA-03) By Adding Regulations Prohibiting Short-Term Lodging in Residential Zoning Districts”**

RECOMMENDATION:

That the Planning Commission consider adoption of Resolution No. 15-13 – “A Resolution of the Planning Commission of the City of Buellton, California, Recommending that the City Council Revise Title 19 (Zoning) of the Buellton Municipal

DOCUMENTS:

Planning Department Staff Report
Resolution No. 15-13 with Exhibit A

STAFF REPORT:

City Manager Marc Bierdzinski presented the staff report.

SPEAKERS/DISCUSSION:

Chair Reif opened the Public Hearing at 6:16 p.m. There being no public comment the Public Hearing was closed at 6:17 p.m.

MOTION:

Commissioner Padilla moved and Chair Reif seconded the motion to adopt Resolution No. 15-13 “A Resolution of the Planning Commission of the City of Buellton, California, Recommending that the City Council Revise Title 19 (Zoning) of the Buellton Municipal Code (15-ZOA-03) By Adding Regulations Prohibiting Short-Term Lodging in Residential Zoning Districts”

VOTE:

Motion passed with a 4-0 roll call vote.

PLANNING COMMISSIONER COMMENTS

None

PLANNING DIRECTOR REPORT

City Manager Bierdzinski updated the Commission on the status of various projects including the Live Oak Lanes appeals. He informed the Commission that grading is in process for the Hampton Inn and the Buellton Apartments.

Contract Planner Irma Tucker gave an update on the Avenue of Flags Specific Plan Workshop stating that the presentation is available for viewing on the City's website.

CONTINUED PUBLIC HEARINGS

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

Commissioner Padilla recused himself from the Dais due to the proximity of his employment to the project.

- 3. Resolution No. 15-12 – “A Resolution of the Planning Commission of the City of Buellton, California, Recommending that the City Council Approve a General Plan Amendment (15-GPA-03) and Zoning Ordinance Amendment (15-ZOA-02) for the Vacant Property to the East of Industrial Way (APN 099-690-048)”**

Chair Reif continued the item to the November 19, 2015 Planning Commission meeting due to lack of a quorum.

OTHER BUSINESS

None

WRITTEN COMMUNICATIONS

None

ADJOURNMENT

Chair Reif adjourned the meeting at 6:30 p.m. to the next regular scheduled meeting of the Planning Commission to be held November 19, 2015 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

Date: November 19, 2015

Subject: Resolution No. 15-12 – “A Resolution of the Planning Commission of the City of Buellton, California, Recommending that the City Council Approve a General Plan Amendment (15-GPA-03) and Zoning Ordinance Amendment (15-ZOA-02) for the Vacant Property to the East of Industrial Way (APN 099-690-048)”

BACKGROUND

Peter Hauber (“Applicant”) has requested that the City initiate a General Plan Amendment/Zone Change for the property located east of Industrial Way and south of Rivergrove Mobile Home Park on Assessor’s Parcel Number 099-690-048 (Attachment 1, Vicinity Map). The north portion of the property is zoned CR (General Commercial), with a General Plan designation of General Commercial, and the south portion is zoned OS (Open Space), with a General Plan designation of Open Space. Staff has submitted the following applications for the above referenced property:

- **General Plan Amendment (15-GPA-03):** A change is proposed for the General Plan designation from General Commercial to Industrial. The property that is designated Open Space (OS) will remain as OS.
- **Zoning Ordinance Amendment (15-ZOA-02):** A change to the Zoning Designation for the CR (General Commercial) property to M (Industrial and Manufacturing). The property that is zoned OS (Open Space) will remain as OS.

The property located on Assessor’s Parcel Number 099-690-048 is the site of the previously-approved project for the Santa Ynez Valley Inn and Racquet Club. This project never moved forward. The project had a condition that if it did not move forward it would be changed back to industrial by the City. Therefore, staff is recommending that the property be returned to the Industrial and Manufacturing (M) General Plan and Zoning designations. Due to its limited vehicular access, the industrial designation is the most appropriate designation for the property and is what the property has been historically designated.

A General Plan Amendment (GPA) and Zoning Ordinance Amendment (ZOA) would change the General Plan designation to Industrial and the Zoning Designation to M (Industrial and Manufacturing). The change only applies to the land that is currently designated General Commercial and zoned CR. The land that is designated Open Space and zoned OS will remain with those General Plan and Zoning designations.

ENVIRONMENTAL REVIEW

No development activity is proposed with this application. Any future development on the site will be subject to full review under the California Environmental Quality Act. This project is therefore exempt from the California Environmental Quality Act because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

RECOMMENDATION

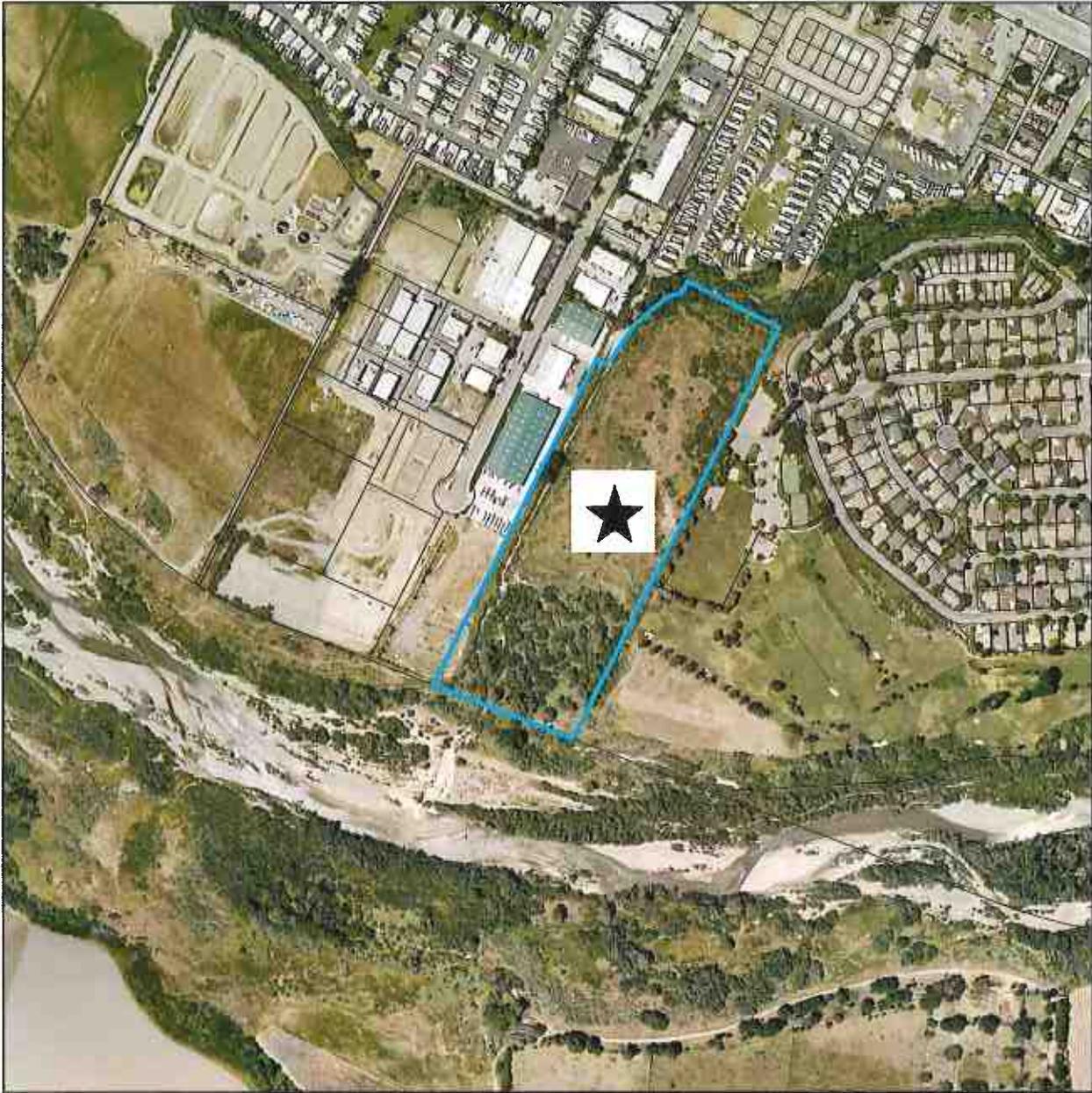
That the Planning Commission consider the adoption of Resolution No. 15-12, “A Resolution of the Planning Commission of the City of Buellton, California, Recommending that the City Council Approve a General Plan Amendment (15-GPA-03), and Zoning Ordinance Amendment (15-ZOA-02) for the Vacant Property located to the East of Industrial Way (APN 099-690-048)”.

ATTACHMENTS

Attachment No. 1 – Vicinity Map
Attachment No. 2 – General Land Use Map
Attachment No. 3 – Zoning Map
Resolution No. 15-12



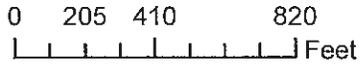
Attachment 1 - Vicinity Map



Legend

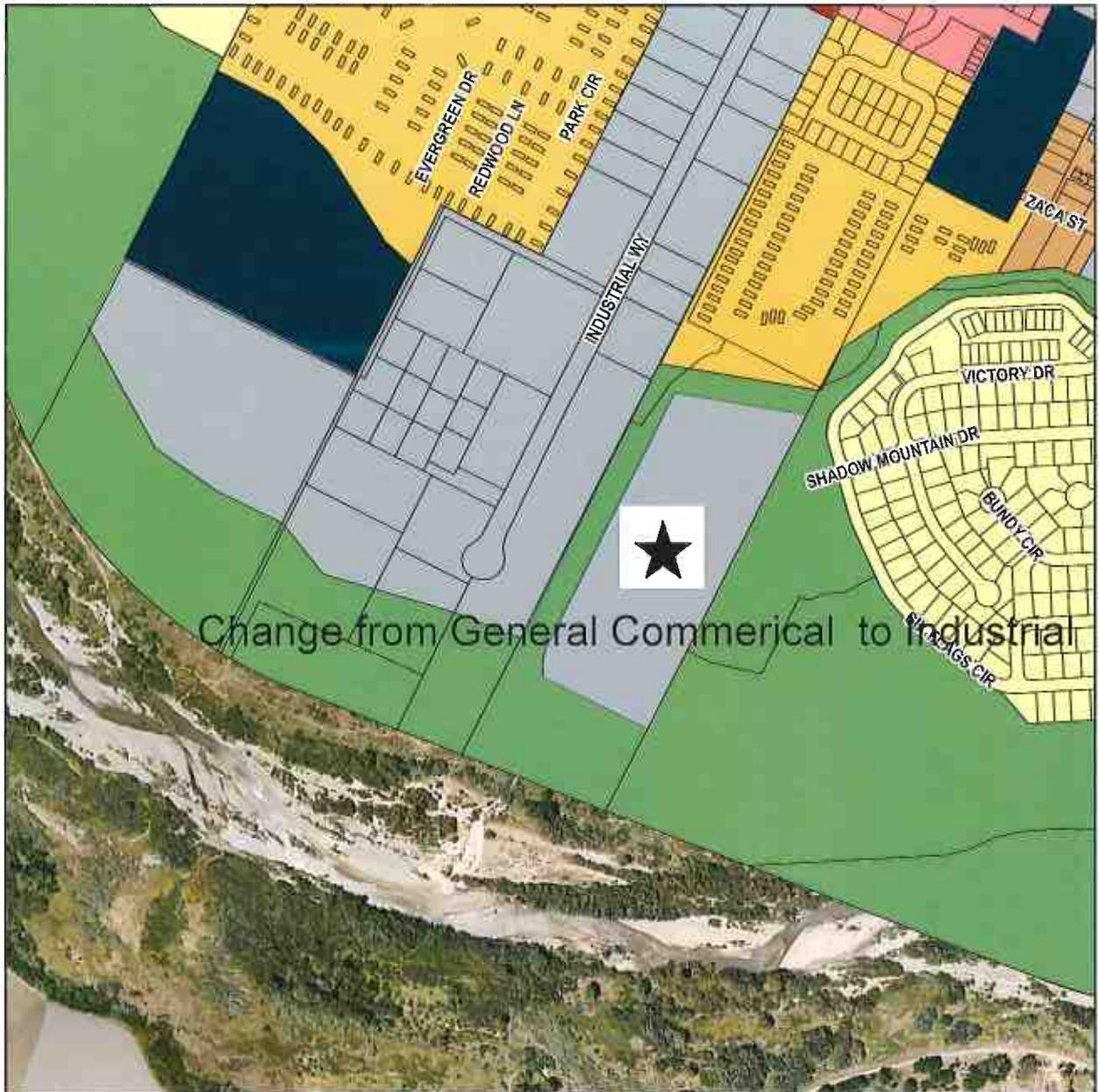
 City Parcels

 Project Location



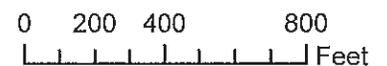


Attachment No. 2 - General Land Use Map



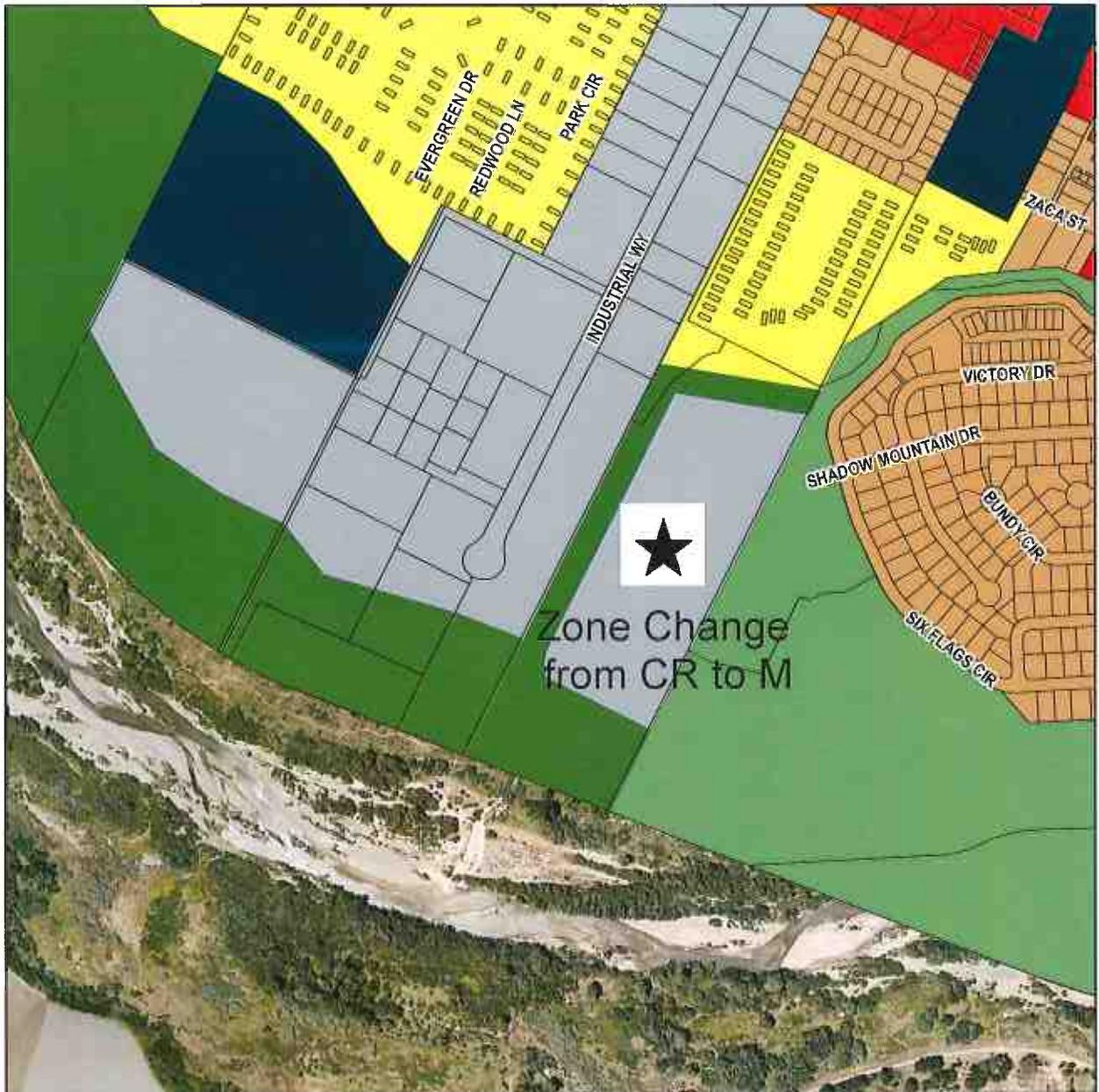
Legend

- City Parcels
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MULTI_FAMILY RESIDENTIAL
- OPEN_SPACE_PARKS_RECREATION
- PUBLIC_QUASI_PUBLIC
- SERVICE COMMERCIAL
- INDUSTRIAL
- GENERAL COMMERCIAL
- ★ Project Location



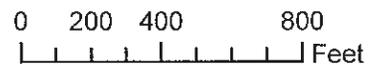


Attachment 3 - Zoning Map



Legend

- City Parcels
- ZONE_CR
- ZONE_CR-SP
- ZONE_CS
- ZONE_M
- ZONE_MHP
- ZONE_OS
- ZONE_PQP
- ZONE_PRD
- ZONE_PRD-OS
- ZONE_REC
- ZONE_RM-8
- ZONE_RS-10
- Project Location



Planning Commission Resolution No. 15-12

A Resolution of the Planning Commission of the City of Buellton, California, Recommending that the City Council Approve a General Plan Amendment (15-GPA-03), and Zoning Ordinance Amendment (15-ZOA-02) for the Vacant Property to the East of Industrial Way (APN 099-690-048)

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

SECTION 1: Pursuant to the Zoning Ordinance of the City of Buellton, an application has been filed by Peter Hauber, property owner, and Thomas Hauber, agent, hereinafter referred to as “Applicant”, requesting a General Plan Amendment/Zoning Map Amendment for the property located east of Industrial Way (APN 099-690-048). The subject property is currently zoned CR and OS (Open Space), with General Plan designations of General Commercial and Open Space.

SECTION 2: The proposed Project consists of two land use applications:

A. General Plan Amendment (15-GPA-03): A change to the General Plan Designation for the General Commercial designated property to Industrial.

B. Zoning Ordinance Map Amendment (15-ZOA-02): A change to the Zoning Designation for the CR property to M.

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 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 November 19, 2015 (“Public Hearing”).
2. All oral, written and visual materials presented by City staff in conjunction with that certain Public Hearing.
3. The following informational documents, which by reference, are incorporated herein:
 - a. That certain written report submitted by the Planning Department dated November 19, 2015 (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 have been lawfully satisfied:

1. A notice of Public Hearing was published in a newspaper of general circulation on September 17, 2015 (the "Public Notice"), a minimum of 10 days in advance of the Public Hearing conducted on November 19, 2015.
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 September 17, 2015, a minimum of 10 days in advance of the Public Hearing.
3. The Public Notice was posted in three public locations on September 17, 2015, a minimum of 10 days in advance of the Public Hearing.

C. Environmental Review. No development activity is proposed with this application. Any future development on the site will be subject to full review under the California Environmental Quality Act. This project is therefore exempt from the California Environmental Quality Act because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

D. Consistency Declarations. Based on (i) the evidence presented in the Staff Report (incorporated herein by reference), and (ii) testimony and comments received in connection with the Public Hearing, the Planning Commission does hereby declare as follows:

1. General Plan Amendment/Zoning Ordinance Map Amendment.

a. Findings:

- i.** The request is consistent with the general plan, the requirements of state planning and zoning laws, and this title.
- ii.** The request is consistent with good zoning and planning practices because a higher intensity use is not appropriate for this site due to circulation and access issues.

SECTION 4: Based on the findings set forth in Sections 2 and 3, the Planning Commission hereby recommends that the City Council approve a General Plan Amendment (15-GPA-03), and Zoning Ordinance Map Amendment (15-ZOA-02) for the project as shown on Exhibit A (General Plan Amendment) and Exhibit B (Zoning Ordinance Map Amendment).

PASSED AND ADOPTED this 19th day of November 2015

Foster Reif, Planning Commission Chair

Clare Barcelona, Planning Commission Secretary

Exhibits

Exhibit A – General Plan Amendment Map

Exhibit B – Zoning Ordinance Map Amendment

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. 15-12 was duly passed and adopted by the Planning Commission of said City at a regular meeting thereof, held on the 19th day of November 2015, by the following vote, to wit.

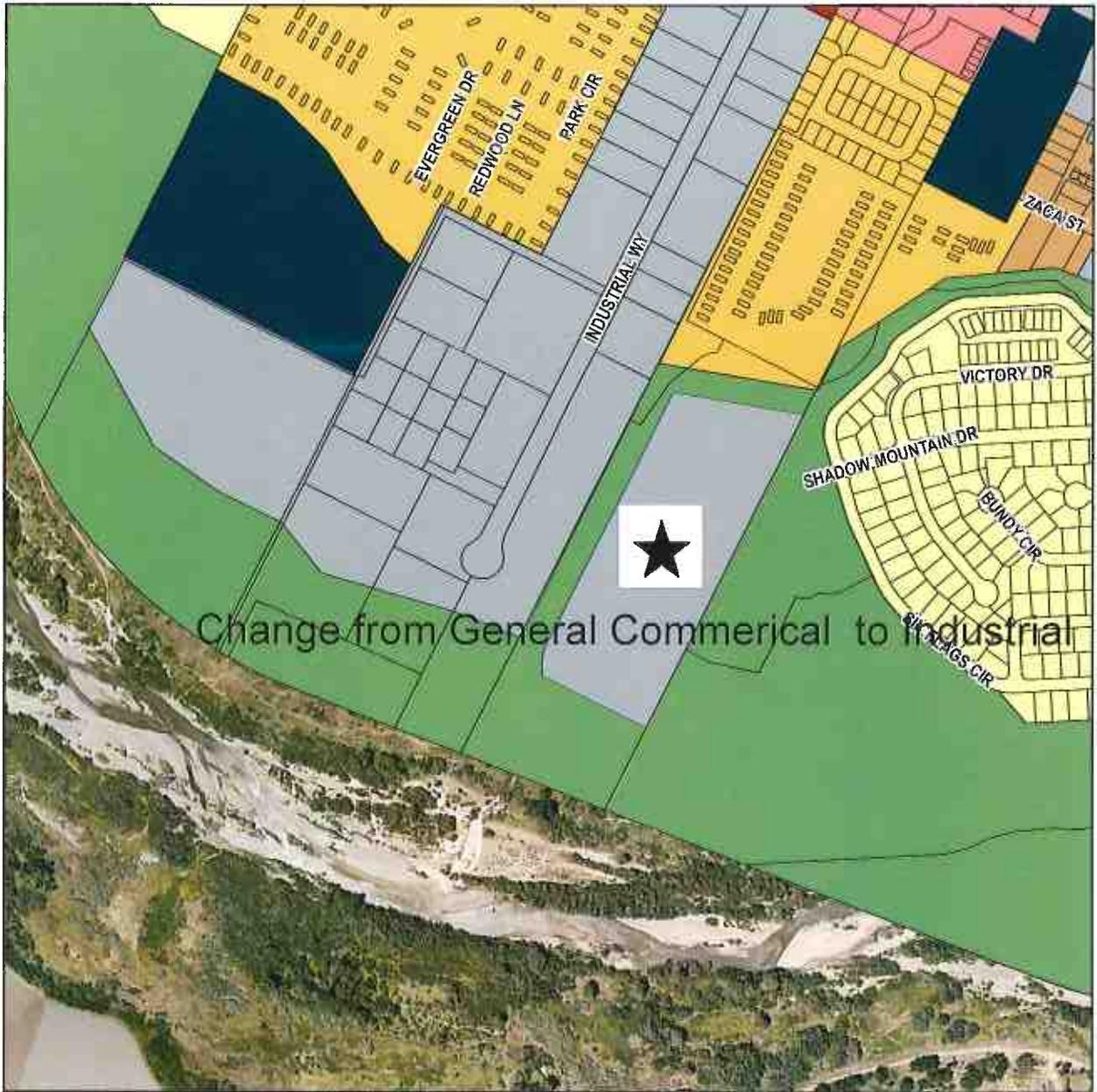
AYES: (
 NOES: (
 ABSENT: (
)

IN WITNESS WHEREOF, I have hereunto set my hand this 19th day of November 2015.

Clare Barcelona
 Planning Commission Secretary



Exhibit A - General Land Use Map



Legend

- City Parcels
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MULTI_FAMILY RESIDENTIAL
- OPEN_SPACE_PARKS_RECREATION
- PUBLIC_QUASI_PUBLIC
- SERVICE COMMERCIAL
- INDUSTRIAL
- GENERAL COMMERCIAL
- Project Location

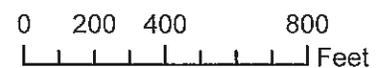
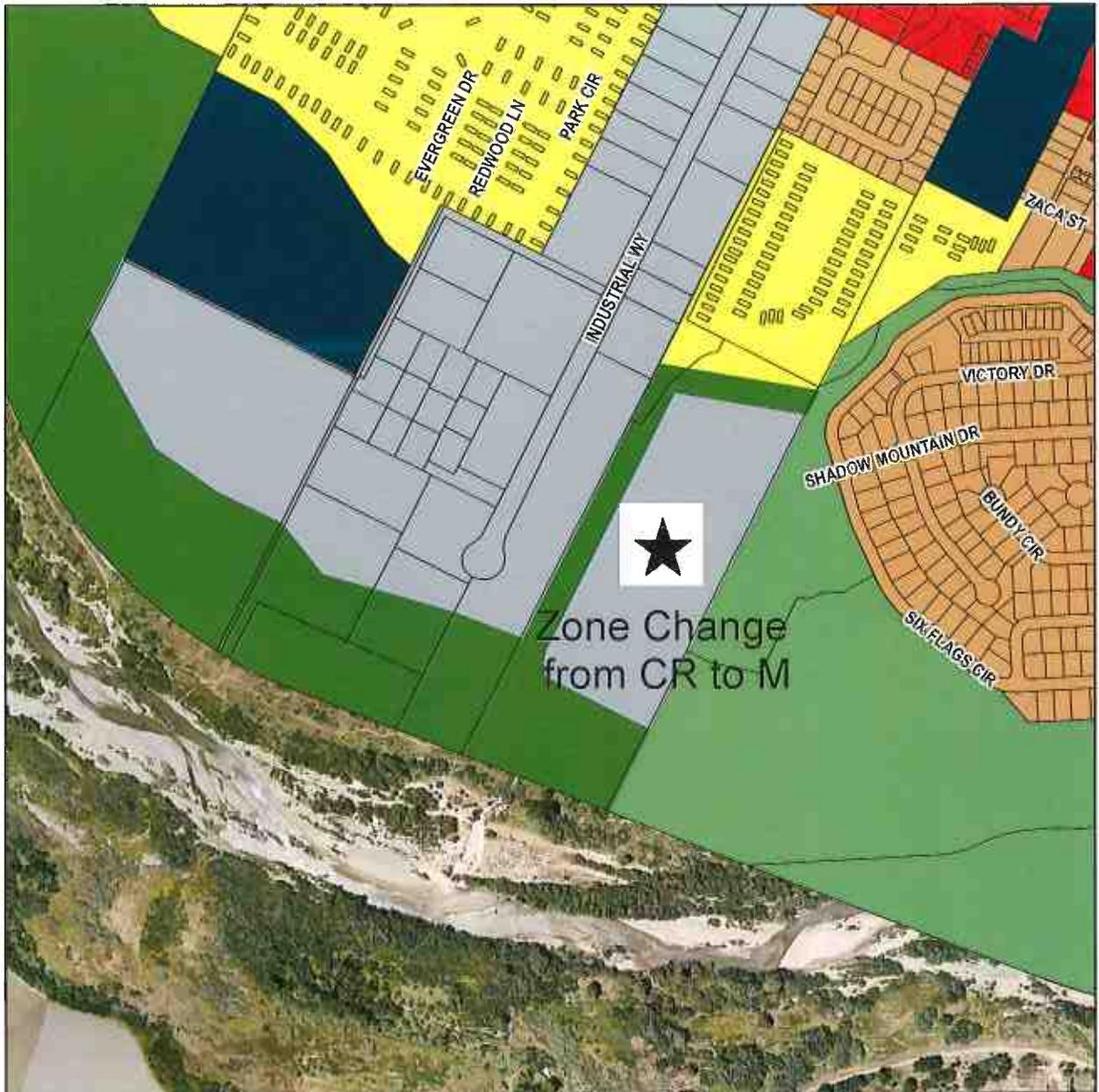




Exhibit B - Zoning Map



Legend

-  City Parcels
-  ZONE_CR
-  ZONE_CR-SP
-  ZONE_CS
-  ZONE_M
-  ZONE_MHP
-  ZONE_OS
-  ZONE_PQP
-  ZONE_PRD
-  ZONE_PRD-OS
-  ZONE_REC
-  ZONE_RM-8
-  ZONE_RS-10
-  Project Location

