



# CITY OF BUELLTON

## PLANNING COMMISSION AGENDA

Regular Meeting of October 15, 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, 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 October 1, 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

**CONTINUED PUBLIC HEARINGS**

None

**NEW 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, November 5, 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 October 1, 2015 – 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 Padilla led the Pledge of Allegiance

### ROLL CALL

Present: Commissioners Brian Dunstan, Joe Padilla and Vice Chair Art Mercado

Absent: Chair Foster Reif

Staff: Contract Planner Irma Tucker  
Assistant Planner Andrea Olson  
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 17, 2015

##### MOTION:

Commissioner Dunstan moved and Vice Chair Mercado seconded the motion to approve the Minutes of September 17, 2015.

##### VOTE:

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

**PUBLIC COMMENTS**

None

**CONSENT CALENDAR**

None

**CONTINUED PUBLIC HEARINGS**

None

**NEW PUBLIC HEARINGS**

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

- 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)”**

Vice Chair Mercado continued the item to the October 15, 2015 Planning Commission meeting due to lack of a quorum.

Commissioner Padilla returned to the Dais.

**OTHER BUSINESS**

None

**WRITTEN COMMUNICATIONS**

None

**PLANNING COMMISSIONER COMMENTS**

None

**PLANNING DIRECTOR REPORT**

Contract Planner Irma Tucker updated the Commission on the status of various projects including the Hampton Inn, Tilton Holdings, LLC and the Buellton Apartments. She informed the Commission of the pending appeals that have been filed against the Live Oak Lanes Bowling Alley project. Ms. Tucker reminded the Commission of the upcoming Avenue of Flags workshop to be held on October 21, 2015 and announced the October is “Energy Efficiency” month.

**ADJOURNMENT**

Vice Chair Mercado adjourned the meeting at 6:08 p.m. to the next regular scheduled meeting of the Planning Commission to be held October 15, 2015 at the City Council Chambers, 140 West Highway 246, Buellton.

\_\_\_\_\_  
Art Mercado, Planning Commission Vice 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: October 15, 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



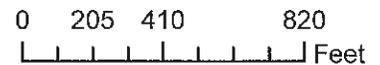
# Attachment 1 - Vicinity Map



**Legend**

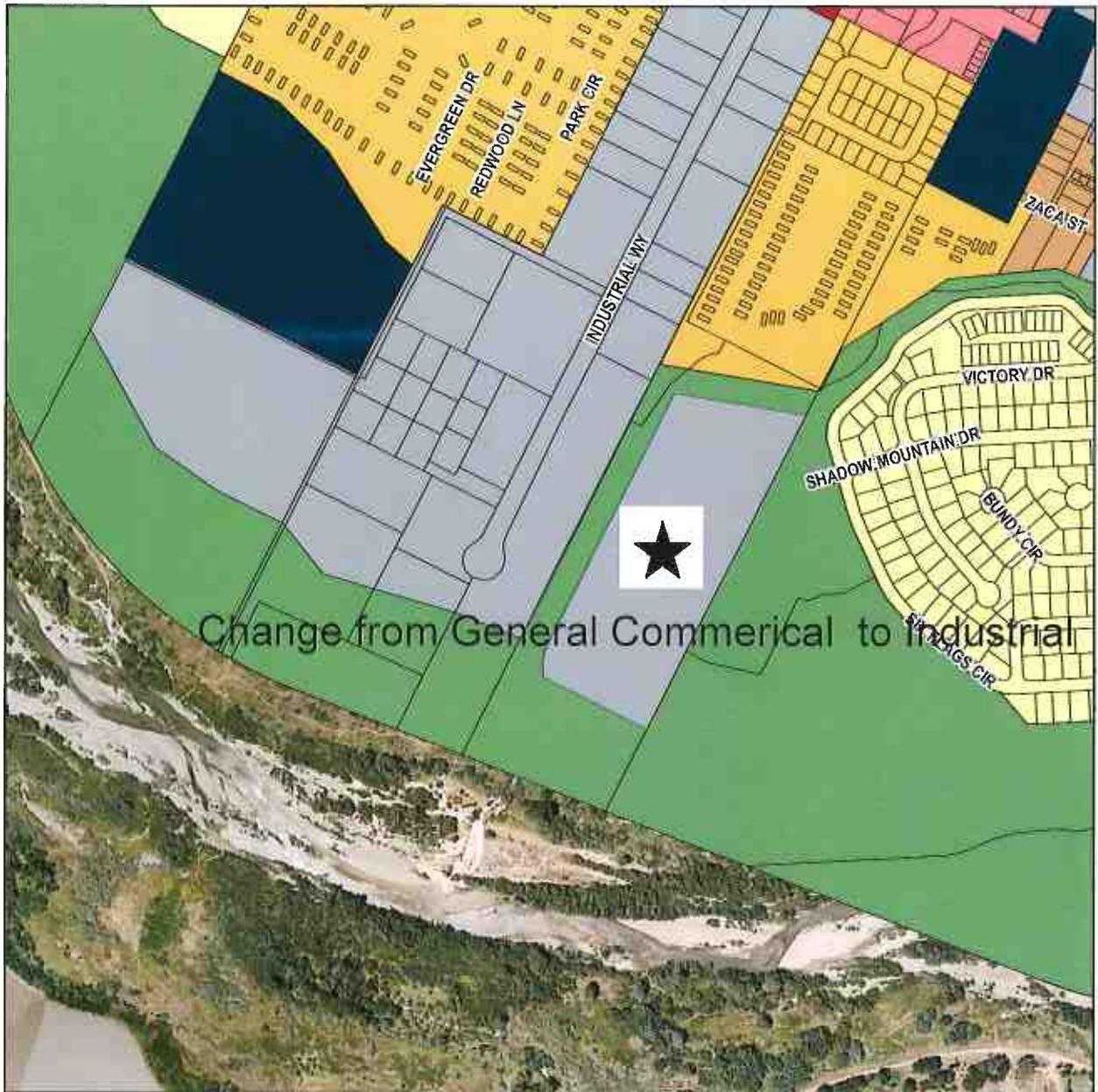
 City Parcels

 Project Location



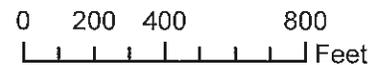


# Attachment No. 2 - General Land Use Map



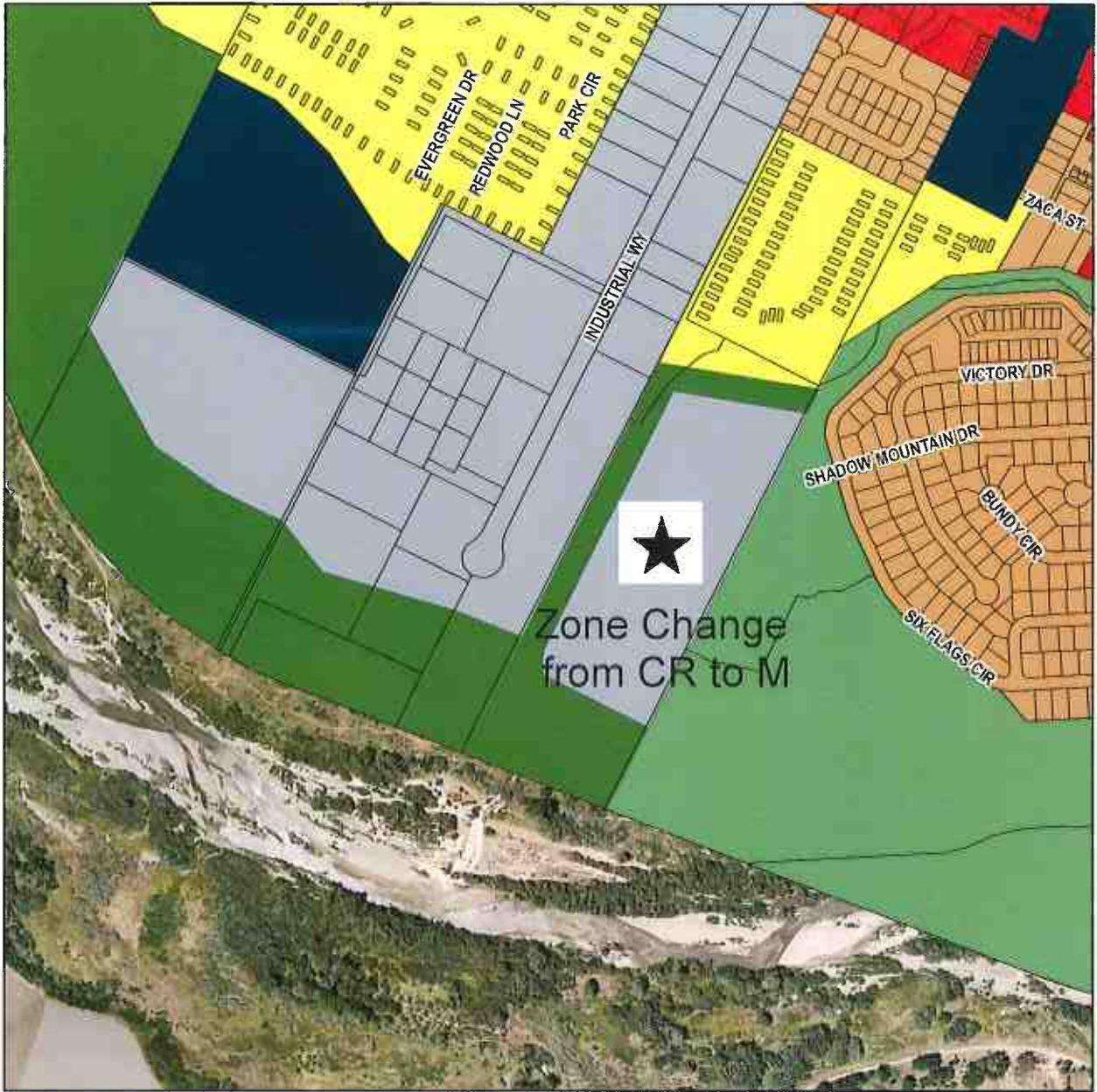
## Legend

- 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



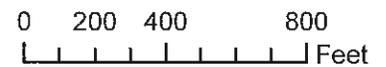


# Attachment 3 - Zoning Map



## 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 October 15, 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 October 15, 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 October 15, 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 15<sup>th</sup> day of October 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 15<sup>th</sup> day of October 2015, by the following vote, to wit.

AYES:        ( )

NOES:        ( )

ABSENT:     ( )

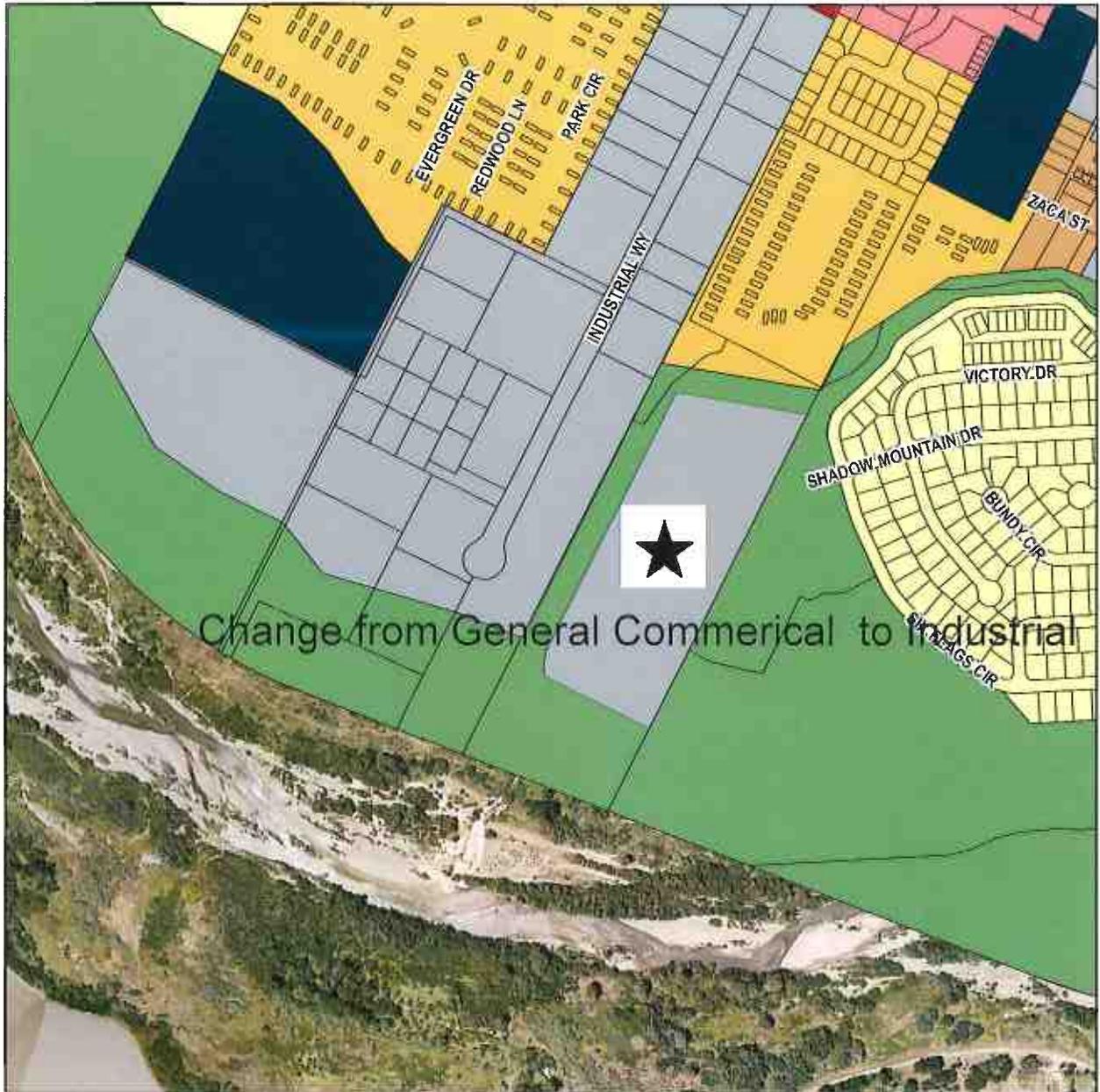
**IN WITNESS WHEREOF**, I have hereunto set my hand this 15th day of October 2015.

---

Clare Barcelona  
 Planning Commission Secretary

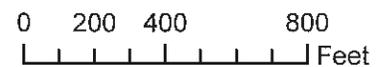


# Exhibit A - General Land Use Map



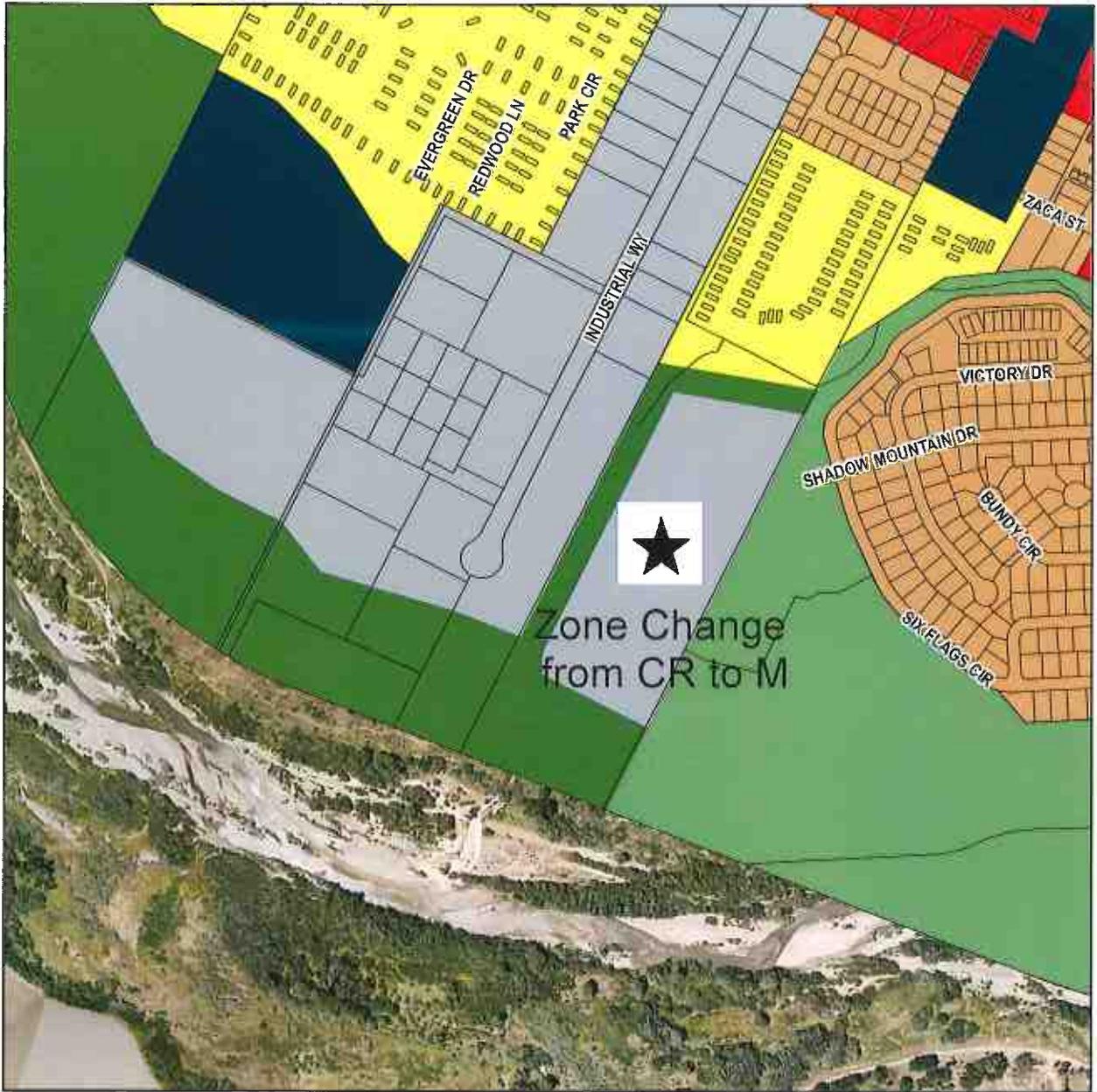
## Legend

- 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

