



CITY OF BUELLTON

PLANNING COMMISSION AGENDA

**Regular Meeting of September 21, 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, 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 September 7, 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. Resolution No. 17-13 – “A Resolution of the Planning Commission of the City of Buellton, California, Considering Recommendations to the City Council on Revisions to the Safety Element of the General Plan (17-GPA-01) that Adds Wording Regarding the 2017 Local Hazard Mitigation Plan”**

OTHER BUSINESS

WRITTEN COMMUNICATIONS

PLANNING COMMISSIONER COMMENTS

PLANNING DIRECTOR REPORT

ADJOURNMENT

To the next regularly scheduled Planning Commission meeting of Thursday, October 5, 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 September 7, 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, Vice Chair Joe Padilla
and Chairman Brian Dunstan

Staff: City Manager Marc Bierdzinski
Assistant Planner Andrea Keefer
Rose Hess Public Works Director
Kent Yankee MNS Engineers
Staff Assistant/Planning Technician Clare Barcelona

REORDERING OF AGENDA

None

PRESENTATIONS

None

APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of August 3, 2017

MOTION:

Vice Chair Padilla moved and Commissioner Heedy seconded the motion to approve the Minutes of August 3, 2017.

VOTE:

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

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

2. **Resolution No. 17-11 – “A Resolution of the Planning Commission of the City of Buellton, California, Recommending Approval of a Mitigated Negative Declaration (17-MND-02) and Mitigation Monitoring and Reporting Program for the Avenue of Flags Specific Plan and Making Related Findings Under the California Environmental Quality Act”;**

and

Resolution No. 17-12 – “A Resolution of the Planning Commission of the City of Buellton, California, Recommending Approval of the Avenue of Flags Specific Plan (17-SP-01) and Making Findings In Support Thereof”

STAFF REPORT:

City Manager Marc Bierdzinski presented the staff report.

Joe Dieguez, Kosmont Companies, outlined the financial component.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

DISCUSSION/SPEAKERS:

The Commission discussed the following issues:

- Concerns regarding the proposed number of stop signs and that traffic calming efforts on the Avenue of Flags could increase traffic on Central Avenue and suggested that lighted flashing crosswalks be provided as alternatives to stop signs;
- Suggested continued traffic monitoring on Central Avenue;
- Concerned that too many architectural styles would look convoluted and to consider eliminating the Agrarian architectural style;
- Eliminate large vehicle parking on the northern most median;
- Prohibiting drive-through lanes for projects;
- Encourage local businesses as opposed to national chains to locate along the Avenue

Public Works Director Rose Hess and Kent Yankee, MNS Engineers, discussed various traffic calming options and stated that a baseline traffic study has been done on Central Avenue.

Chair Dunstan opened the Public Hearing at 6:51 p.m.

Peggy Brierton, Buellton, spoke in support of the proposed Specific Plan and expressed some of the same concerns as the Commission in regards to stop signs and pedestrian crossings. Ms. Brierton also discussed the following:

- Diagonal parking at median #2 in front of Vintage Walk is unsafe and suggested parallel parking;
- Favors a roundabout at the Highway 101 off-ramp and suggested the same at the Damassa and Avenue of Flags intersection;
- Architectural style should include Traditional. Art Moderne/50's Diner style was not supported in the Visioning process.
- Town Plaza should remain open without structures for events and as a gathering space;
- Incorporate wording stating no national chains, no drive through businesses and no dollar/discount stores would be allowed on the Avenue;
- Use of grants and DOR funds to improve and restore Zaca Creek and build a trail system

Ms. Brierton distributed a handout outlining her comments to the Commission.

Mr. Bierdzinski clarified that buildings are not proposed for the Town Plaza area.

Kathy Vreeland, Buellton Chamber of Commerce and Visitors Bureau, spoke in support of the Specific Plan and Art Moderne/50's Diner architectural style and agrees that the architecture should be limited to fewer styles.

Chair Dunstan closed the Public Hearing at 7:15 p.m.

MOTION:

Vice Chair Padilla moved and Commissioner Heedy seconded the motion to adopt Resolution No. 17-11 – “A Resolution of the Planning Commission of the City of Buellton, California, Recommending Approval of a Mitigated Negative Declaration (17-MND-02) and Mitigation Monitoring and Reporting Program for the Avenue of Flags Specific Plan and Making Related Findings Under the California Environmental Quality Act”

VOTE:

Motion passed with a 4-0 roll call vote.

MOTION:

Vice Chair Padilla moved and Commissioner Heedy seconded the motion to adopt Resolution No. 17-12 – “A Resolution of the Planning Commission of the City of Buellton, California, Recommending Approval of the Avenue of Flags Specific Plan (17-SP-01) and Making Findings in Support Thereof” with the following changes and additions:

- That the Agrarian architectural style be deleted and that only Craftsman/Bungalow and Art Moderne/50s Diner styles be allowed;

- That lighted flashing crosswalks be provided as alternatives to stop signs to minimize traffic back-ups on the Avenue so traffic is not diverted to Central (both stop signs and the lighted crosswalks will be options in the plan);
- That the large vehicle parking on the northern most median be eliminated;
- The prohibition of drive-through lanes for projects;
- A policy to encourage local and regional businesses to locate along the Avenue, as opposed to national chains;
- Continue to monitor traffic counts along Central Avenue

VOTE:

Motion passed with a 4-0 roll call vote.

OTHER BUSINESS

None

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

None

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.

ADJOURNMENT

Chair Dunstan adjourned the meeting at 7:37 p.m. to the next regular scheduled meeting of the Planning Commission to be held September 21, 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: MPB
Planning Commission Agenda Item No.: 2

To: The Honorable Chair and Commission Members

From: Marc Bierdzinski, City Manager

Meeting Date: September 21, 2017

Subject: Resolution No. 17-13 – “A Resolution of the Planning Commission of the City of Buellton, California, Considering Recommendations to the City Council on Revisions to the Safety Element of the General Plan (17-GPA-01) that Adds Wording Regarding the 2017 Local Hazard Mitigation Plan”

BACKGROUND

California Government Code sections 65302, 65302.6 and 8685.9 require that the City’s Local Hazard Mitigation Plan (LHMP) be integrated into the City’s Safety Element of the General Plan. The Buellton 2017 Local Hazard Mitigation Plan was adopted by the Buellton City Council on July 27, 2017, by City Council Resolution No. 17-13. The Federal Emergency Management Agency (FEMA) has approved the City’s 2017 Local Hazard Mitigation Plan. The LHMP is required in order for the City to apply for Federal disaster grants and to obtain reimbursements for damage caused by a disaster. The Safety Element is one of the State-mandated elements of a General Plan.

Therefore, in accordance with the aforementioned Government Code sections, the following wording should be added to the Safety Element:

New Wording

2017 Local Hazard Mitigation Plan

The City’s Multi-Hazard Local Hazard Mitigation Plan (LHMP) was adopted by the Buellton City Council on July 27, 2017, by City Council Resolution No. 17-13. The Federal Emergency Management Agency (FEMA) has approved the LHMP. The LHMP identifies the hazards applicable to the jurisdiction and allows the jurisdiction to apply for Federal disaster grants and to obtain reimbursements for damage caused by a disaster.

Revise Goal 1

Identify hazardous areas and to discourage to the maximum extent feasible development of areas subject to hazards. The LHMP shall be used to assist in determining hazards and hazardous areas.

ENVIRONMENTAL REVIEW

This project is 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. 17-13: A Resolution of the Planning Commission of the City of Buellton, California, Considering Recommendations to the City Council on Revisions to the Safety Element of the General Plan (17-GPA-01) that Adds Wording Regarding the 2017 Local Hazard Mitigation.

ATTACHMENTS

Planning Commission Resolution 17-13

PLANNING COMMISSION RESOLUTION NO. 17-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUELLTON, CALIFORNIA, CONSIDERING RECOMMENDATIONS TO THE CITY COUNCIL ON REVISIONS TO THE SAFETY ELEMENT OF THE GENERAL PLAN (17-GPA-01) THAT ADDS WORDING REGARDING THE 2017 LOCAL HAZARD MITIGATION PLAN

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

SECTION 1: California Government Code sections 65302, 65302.6 and 8685.9 require that the City's Local Hazard Mitigation Plan be integrated into the City's Safety Element of the General Plan. The Buellton 2017 Local Hazard Mitigation Plan was adopted by the Buellton City Council on July 27, 2017, by City Council Resolution No. 17-13. The Federal Emergency Management Agency (FEMA) has approved the City's 2017 Local Hazard Mitigation Plan.

SECTION 2: The proposed project (the "Project"), for purposes of the California Environmental Quality Act of 1970, as amended ("CEQA"), consists of the following revisions to the Safety Element of the General Plan:

1. Adding the following wording:

2017 Local Hazard Mitigation Plan

The City's Multi-Hazard Local Hazard Mitigation Plan (LHMP) was adopted by the Buellton City Council on July 27, 2017, by City Council Resolution No. 17-13. The Federal Emergency Management Agency (FEMA) has approved the LHMP. The LHMP identifies the hazards applicable to the jurisdiction and allows the jurisdiction to apply for Federal disaster grants and to obtain reimbursements for damage caused by a disaster.

2. Revise Goal 1 as follows:

Identify hazardous areas and to discourage to the maximum extent feasible development of areas subject to hazards. The LHMP shall be used to assist in determining hazards and hazardous areas.

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 September 21, 2017 (the “Public Hearing”).
2. All oral, written and visual materials presented by City staff and consultants in conjunction with the Public Hearing.
3. The following informational documents which, by this reference, are incorporated herein.
 - a. The staff report dated September 21, 2017 (the “Staff Report”).

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

1. A notice was published in a legal section of a newspaper on September 7, 2017, (the “Public Notice”), a minimum of ten (10) days in advance of the Public Hearing conducted by the Planning Commission on September 21, 2017, and posted at two permanent and conspicuous locations within the City.

C. Environmental Clearance. This project is 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.

SECTION 4: Based upon the forgoing findings, facts and conclusions, including, but not limited to, the review of the information provided in the Staff Report, consideration of the testimony given at the Planning Commission Public Hearing, as well as other pertinent information, the Planning Commission hereby recommends that the City Council approve the aforementioned revisions to the Safety Element of the General Plan.

SECTION 5: The Planning Commission Secretary shall certify as to the adoption of this Resolution and shall cause the same to be transmitted to the City Clerk for consideration by the City Council.

PASSED, APPROVED and ADOPTED this 21st day of September 2017.

Brian Dunstan
Chair

ATTEST:

Clare Barcelona
Planning Commission Secretary