

CITY OF BUELLTON

PLANNING COMMISSION MEETING MINUTES

**Regular Meeting of April 6, 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, Joe Padilla, Vice Chair Brian Dunstan
and Chair Art Mercado
Commissioner Morgen McLaughlin arrived at 6:05

Staff: City Manager Marc Bierdzinski
Public Works Director Rose Hess
Contract Planner Irma Tucker
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 February 16, 2017

MOTION:

Commissioner Heedy moved and Chair Mercado seconded the motion to approve the Minutes of February 16, 2017.

VOTE:

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

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

- 2. **Resolution No. 17-01 - “A Resolution of the Planning Commission of the City of Buellton, California, Approving the Mitigated Negative Declaration (16-MND-02) and Mitigation Monitoring and Reporting Program for the Live Oak Lanes Project Located at 290 East Highway 246, Assessor’s Parcel Number 137-200-078 and Making Related Findings Under the California Environmental Quality Act in Support Thereof”**

and

Resolution No. 17-02 – “ A Resolution of the Planning Commission of the City of Buellton, California, Approving a Final Development Plan (16-FDP-03), Conditional Use Permit (16-CUP-01) and Sign Ordinance Exemption (16-EXP-01) for the Live Oak Lanes Project Located at 290 East Highway 246, Assessor’s Parcel Number 137-200-078 and Making Findings in Support Thereof”

Commissioner Heedy declared ex parte communication via telephone with Mike Holladay, the architect on the project.

STAFF REPORT:

Assistant Planner Andrea Keefer presented the staff report and distributed a comment letter from the Department of Transportation and a correction letter from the traffic consultant in regards to the MND.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

DISCUSSION/SPEAKERS:

The Commission commented on the following:

- Status of McMurray Road widening
- Proposed monument sign

- Traffic and circulation on the site

Chair Mercado opened the Public Hearing at 6:24 p.m.

Sid Goldstien, Project Engineer, stated that the proposed site is more suitable for the project and referenced the circulation plan included in the meeting packet. He stated that the proposed parking and landscape elements exceed the required standards. Mr. Goldstien announced his retirement this year and acknowledged that it has been a pleasure working with the Planning Commission, City Council, City Engineers and Staff over the years.

Kelly Leshner, Applicant, requested a change in the hours of operation to allow extended hours of operation one day midweek to accommodate industry personnel in the area.

David Goldstien, Architect, addressed the architectural style, elevations and clarified that although bus parking is not provided, areas can be coned off when necessary.

The following individuals spoke in support of the project:

Kathy Vreeland, Buellton Chamber of Commerce
Ron Anderson, Buellton Chamber of Commerce
Shelby Sim, Director, Visit Santa Ynez Valley

Chair Mercado closed the Public Hearing at 6:53 p.m.

The Commission spoke in support of the project and stated no opposition to the extended hours or the proposed height and sign modifications.

MOTION:

Commissioner Padilla moved and Vice Chair Dunstan seconded the motion to adopt Resolution No. 17-01 – by title only and to waive further reading with the addition of comments made in the letter received from the Department of Transportation as well as the correction addressing the labeling in trip generation counts submitted by the traffic engineer.

VOTE:

Motion passed with a 5-0 roll call vote.

MOTION:

Commissioner Padilla moved and Vice Chair Dunstan seconded the motion to adopt Resolution No. 17-02 by title only and to waive further reading with the addition of comments made in the letter received from the Department of Transportation, the correction addressing the labeling in trip generation counts submitted by the traffic engineer and the extended hours of operation.

VOTE:

Motion passed with a 5-0 roll call vote.

Chair Mercado called for a 10 minute break.

3. **Resolution No. 17-03 – “A Resolution of the Planning Commission of the City of Buellton, California, Approving the Mitigated Negative Declaration (16-MND-01) and Mitigation Monitoring and Reporting Program for The Commons at Zaca Creek, a 54,286 Square Foot Mixed-use Commercial Project Located at 610 McMurray Road, Assessor’s Parcel Number 137-170-068, and Making Related Findings Under the California Environmental Quality Act in Support Thereof”**

and

Resolution No. 17-04 – “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Final Development Plan (16-FDP-05) and Conditional Use Permit (16-CUP-02) for The Commons at Zaca Creek Project, a 54,286 Square Foot Mixed-use Commercial Project Located at 610 McMurray Road, Assessor’s Parcel Number 137-170-068, and Making Findings in Support Thereof”

The Commissioners declared ex parte communication with the Applicant via email inviting them to a site visit. Commissioner Padilla and Chair Mercado declared that they did attend the site visit. Commissioners Heedy, McLaughlin and Vice Chair Dunstan stated that they declined the invitation for a site visit.

STAFF REPORT:

Contract City Planner Irma Tucker presented the staff report and entered into record comment letters received from Joel Baker and the Johnston family stating concerns regarding light and noise pollution, special events and hours of operation. Ms. Tucker addressed the comment letters received and distributed a letter from Caltrans and the Department of Fish and Wildlife to the Commission.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

DISCUSSION/SPEAKERS:

Don Conner, Applicant, provided a slide presentation to the Commission highlighting the various aspects of the project.

Chair Mercado opened the Public Hearing at 8:26 p.m.

James Buell, property owner to the north, suggested landscape screening to shield his property for future development.

The following individuals spoke in support of the project:

Kathy Vreeland, Buellton Chamber of Commerce
Ron Anderson, Buellton Chamber of Commerce
Shelby Sim, Director, Visit Santa Ynez Valley

Larry Saarloos, Hampton Inn Owner, stated that the amount of parking being proposed is not sufficient and concerned that overflow parking will use the Hampton Inn parking lot. He also expressed concerns regarding delivery truck circulation on the site.

Chair Mercado closed the Public Hearing at 8:37 p.m.

Mr. Conner addressed comments regarding:

- Landscape screening: Hedge lines are being required on both sides of the creek to block light from wildlife. Location of any additional screening is limited and subject to Fish and Wildlife requirements.
- Parking will be sufficient, expects some customers to walk from hotels and bike to site. Applicant will provide a bike share program. One option could be that the hotel provide parking slips to guests. Applicant could also provide valet parking to maximize space on the site.
- Delivery hours will be set from 7-11 a.m. Parking lot is designed to accommodate large vehicles.

Mr. Bierdzinski suggested adding a one year review on the parking.

The Commission discussed the following:

- Does the parking meet code requirements
- Require a one year review by the Planning Commission on the parking situation
- Streambed alteration agreement process
- Corrections to the MND from the biologist
- Hours of operation

The Commission spoke in support of the project with the one year review of the parking added.

Chair Mercado re-opened the Public Hearing at 8:50 p.m.

Larry Saarloos, Hampton Inn Owner, again stressed parking concerns.

Chair Mercado closed the Public Hearing at 8:53 p.m.

MOTION:

Commissioner Padilla moved and Vice Chair Dunstan seconded the motion to adopt Resolution No. 17-03 – by title only and to waive further reading incorporating any applicable refinement as a result of the letters received from the Department of Transportation and California Fish and Wildlife.

VOTE:

Motion passed with a 5-0 roll call vote.

MOTION:

Commissioner Padilla moved and Vice Chair Dunstan seconded the motion to adopt Resolution No. 17-04 – by title only and to waive further reading adding a condition for a one year review for parking.

VOTE:

Motion passed with a 5-0 roll call vote.

OTHER BUSINESS

None

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 9:20 p.m. to the next regular scheduled meeting of the Planning Commission to be held April 20, 2017 at the City Council Chambers, 140 West Highway 246, Buellton.

Art Mercado, Planning Commission Chair

ATTEST:

Clare Barcelona, Planning Commission Secretary

An audio CD of this Planning Commission Meeting is available upon request.