

CITY OF BUELLTON

PLANNING COMMISSION MEETING MINUTES

**Regular Meeting of June 1, 2017 – 6:00 p.m.
City Council Chambers, 140 West Highway 246
Buellton, California**

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Vice Chair Dunstan led the Pledge of Allegiance

ROLL CALL

Present: Commissioners Dan Heedy, Joe Padilla and Vice Chair Brian Dunstan
Chair Art Mercado arrived at 6:04 p.m.

Absent: Commissioner Morgen McLaughlin

Staff: City Manager Marc Bierdzinski
Public Works Director Rose Hess
Assistant Planner Andrea Keefer
Contract City Planner Irma Tucker
Staff Assistant/Planning Technician Clare Barcelona

REORDERING OF AGENDA

None

PRESENTATIONS

None

APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of April 20, 2017

MOTION:

Commissioner Heedy moved and Commissioner Padilla seconded the motion to approve the Minutes of April 20, 2017.

VOTE:

Motion passed with a 3-0 voice vote.

PUBLIC COMMENTS

Philip Reed, Buellton, commented on the City’s regulations regarding lot line adjustments and suggested the City simplify the process to allow voluntary mergers.

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARING

None

OTHER BUSINESS

- 2. **Resolution No. 17-06 – “A Resolution of the Planning Commission of the City of Buellton, California, Making Findings Concerning the Summary Vacation of Certain Portions of Excess Street Right-of-Way with Respect to the Consistency of the Proposed Vacation with the City of Buellton General Plan Pursuant to the Requirements of California Government Code Section 65402 for Property Abutting Assessor’s Parcel Numbers 137-170-068”**

STAFF REPORT:

Contract City Planner Irma Tucker presented the staff report.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

DISCUSSION/SPEAKERS:

The Commission discussed the history of the current right-of-way.

MOTION:

Vice Chair Dunstan moved and Commissioner Padilla seconded the motion to adopt Resolution No. 17-06 – “A Resolution of the Planning Commission of the City of Buellton, California, Making Findings Concerning the Summary Vacation of Certain Portions of Excess Street Right-of-Way with Respect to the Consistency of the Proposed Vacation with the City of Buellton General Plan Pursuant to the Requirements of California Government Code Section 65402 for Property Abutting Assessor’s Parcel Number 137-170-068”

VOTE:

Motion passed with a 4-0 roll call vote.

3. Review of Current Parking Standards for Retail and 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 following:

- Current parking standards
- Parking issues at the Crossroads Center
- Comparison between the different cities in our area
- Should determination of number of parking spaces be based on type of restaurant, occupancy, square footage and employee parking

Don Conner, Los Olivos, discussed various parking options and factors for consideration.

Finn Runge, Buellton, stated that both occupancy and square footage should be considered when determining the number of parking spaces in a commercial zone.

The Commission concurred that current parking standards need to be updated for restaurant uses and directed Staff to prepare several parking scenarios for future discussion.

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 6:52 p.m. to the next regular scheduled meeting of the Planning Commission to be held June 1, 2017 at the City Council Chambers, 140 West Highway 246, Buellton.

ATTEST:

Art Mercado, Planning Commission Chair

Clare Barcelona, Planning Commission Secretary

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