

CITY OF BUELLTON

PLANNING COMMISSION MEETING MINUTES

**Regular Meeting of December 15, 2016 – 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 Dunstan led the Pledge of Allegiance

ROLL CALL

Present: Commissioners Brian Dunstan, Dan Heedy, Morgan McLaughlin,
and Vice Chair Art Mercado

Absent: Commissioner Joe Padilla

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

REORDERING OF AGENDA

None

ELECTION OF OFFICERS

1. Election of Chair and Vice Chair

Motion by Commissioner Heedy and seconded by Commissioner Dunstan to nominate Art Mercado to serve as Planning Commission Chairman for calendar year 2017.

Motion passed with a 4-0 voice vote.

Motion by Commissioner Heedy and seconded by Chair Mercado to nominate Brian Dunstan to serve as Planning Commission Vice Chair for calendar year 2017.

Motion passed with a 4-0 voice vote.

2. Appointments to Committees

The Planning Commission unanimously nominated the following Commissioners to the following Committees for 2017:

A. Visioning Steering Committee

Vice Chair Dunstan, Commissioner McLaughlin

B. Green Team

Commissioner Heedy, Chair Mercado

PRESENTATIONS

None

APPROVAL OF MINUTES

3. Minutes of the regular Planning Commission meeting of November 17, 2016

MOTION:

Commissioner Heedy moved and Vice Chair Dunstan seconded the motion to approve the Minutes of November 17, 2016.

VOTE:

Motion passed 3-0 voice vote with abstention by Commissioner McLaughlin due to her absence from the meeting.

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

- 4. Resolution No. 16-07 - "A Resolution of the Planning Commission of the City of Buellton, California, Approving a Conditional Use Permit (16-CUP-03) to Allow the Establishment of a Thrift Store (People Helping People) in an Existing Building, located at 175 McMurray Road, Suites A and B, Assessor's Parcel Number 137-200-096, and Making Findings in Support Thereof"**

RECOMMENDATION:

That the Planning Commission consider the adoption of Resolution No. 16-07 - “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Conditional Use Permit (16-CUP-03) to Allow the Establishment of a Thrift Store (People Helping People) in an Existing Building, located at 175 McMurray Road, Suites A and B, Assessor’s Parcel Number 137-200-096, and Making Findings in Support Thereof.”

Alternatively, if the Planning Commission believes this is not the right location for this use, the Planning Commission can continue the item and direct staff to prepare findings for denial.

DOCUMENTS:

Planning Department Staff Report with attachments (Vicinity Map, Project Description for People Helping People Thrift Store, Applicant Response to Incomplete Letter)
Planning Commission Resolution No. 16-07

STAFF REPORT:

Assistant Planner Andrea Keefer presented the staff report.

SPEAKERS/DISCUSSION:

A letter of opposition signed by the owners of Ultimate Nails and Burrito Loco was noted and entered into the record.

Commissioner McLaughlin declared that she posted ex parte communication on Facebook regarding thrift stores in general.

Chair Mercado opened the Public Hearing at 6:15 p.m.

Dean Palus, CEO at SYV People Helping People, acknowledged the role of People Helping People (PHP) in the community as a non-profit organization and stated that the thrift store is an integral part of PHP’s operations providing funding for various programs and services. Mr. Palus does not agree with condition #25 requiring a chain link fence on the adjacent lot.

The following individuals spoke in support of the project:

- Karen Bowker, 219 Menlo, Buellton
- John Sanchez, 219 Menlo, Buellton

Chair Mercado closed the Public Hearing at 6:48 p.m.

The Commission discussed the following

- circulation within the existing parking lot
- inadequate size of the space for the proposed use
- the concerns of neighbors
- truck parking and deliveries
- delete condition #25 requiring security fencing surrounding the adjacent lot

- modify condition #24 to state that no parking of the oversize box truck occur on the site and that the truck must be stored at an off-site location. The company pick-up truck may be parked on site.

MOTION:

Commissioner Heedy moved and Vice Chair Dunstan seconded the motion to adopt Resolution No. 16-07 - “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Conditional Use Permit (16-CUP-03) to Allow the Establishment of a Thrift Store (People Helping People) in an Existing Building, located at 175 McMurray Road, Suites A and B, Assessor’s Parcel Number 137-200-096, and Making Findings in Support Thereof” with a modification to the wording of condition #24 and the deletion of condition #25 as discussed.

VOTE

Motion passed with a 4-0 roll call vote.

OTHER BUSINESS

None

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

The Commission welcomed new Commissioner Morgan McLaughlin and congratulated Commissioner Heedy on his reappointment to the Commission.

PLANNING DIRECTOR REPORT

City Manager Bierdzinski updated the Commission on recent City Council actions and the status of various projects and mentioned several upcoming projects.

ADJOURNMENT

Chair Mercado adjourned the meeting at 7:08 p.m. to the next regular scheduled meeting of the Planning Commission to be held January 5, 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.