

# CITY OF BUELLTON

## PLANNING COMMISSION MEETING MINUTES

Regular Meeting of April 16, 2015 – 6:00 p.m.  
City Council Chambers, 140 West Highway 246  
Buellton, California

### CALL TO ORDER

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

### PLEDGE OF ALLEGIANCE

Vice Chair Reif led the Pledge of Allegiance

### ROLL CALL

Present: Commissioners Brian Dunstan, Art Mercado, Joe Padilla, Vice  
Chair Foster Reif and Chair Lisa Figueroa

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

### REORDERING OF AGENDA

The Agenda was reordered to allow the Planning Director Report at this time.

### PLANNING DIRECTOR REPORT

City Manager Marc Bierdzinski updated the Commission on recent City Council actions and the status of various projects and reminded the Commission to forward their definitions of fast food restaurants to him via email.

### PRESENTATIONS

None

### APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of April 2, 2015

**MOTION:**

Commissioner Mercado moved and Commissioner Padilla seconded the motion to approve the Minutes of April 2, 2015.

**VOTE:**

Motion passed by 4-0 voice vote with abstention by Vice Chair Reif due to his absence from the meeting.

**PUBLIC COMMENTS**

None

**CONSENT CALENDAR**

None

**CONTINUED PUBLIC HEARINGS**

2. **Resolution No. 15-05 – “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Final Development Plan (14-FDP-05) for the Terravant Annex Storage Facility, Construction of a New 54,000 Square Foot Building on a 128,857 Square Foot Parcel Located at 80 Industrial Way, Assessor’s Parcel Number 099-690-053, and Making Findings in Support Thereof”**

Commissioner Padilla recused himself from the Dais due to his employment with the Applicant.

**STAFF REPORT:**

Contract Planner Irma Tucker presented the staff report with a PowerPoint presentation.

**SPEAKERS/DISCUSSION:**

This Public Hearing is continued from the March 19, 2015 Planning Commission meeting.

Vice Chair Reif declared ex parte communications with Randy Pace, Terravant Wine Company.

Lew Eisaguirre, Terravant Wine Company, explained recent changes to the project including moving the asphalt area 20 feet further from the southern setback, modifying the building truck bays, providing off-site trash enclosures, and reducing the number of parking spaces to 22.

Mr. Eisaguirre presented a hand out of the modified design and site plan and explained conditions including the riparian habitat restoration in the setback area and also the existing retention pond at the Terravant building, provide a parking agreement for at least 17 off-site parking spaces at the adjacent properties, and moving the trash enclosures to an off-site location.

City Manager Bierdzinski clarified that the only noticeable changes are the decrease in building size and the reduction in the number of parking spaces. He stated that off-site parking is allowed by the Municipal Code.

Ron Anderson 374 Kendale Road, Buellton, spoke in favor of the project and gave a brief history of the site.

Peggy Brierton, 225 Teri Sue Lane, Buellton, spoke in favor of the project but expressed concerns in regards to parking and trail construction. She suggested additional landscaping along the east side of the proposed building.

Larry Bishop, 511 Sycamore Dr., Buellton, read a statement to the Commission expressing concerns regarding the routing of the bike and pedestrian trail and proper waste storage. He suggested adding solar panels on the building and signage to identify the public access trail.

Pete Robertson, 1376 Calzada Ave., Santa Ynez, spoke in favor of the project.

Randy Pace, Terravant Wine Company, addressed parking concerns and the decision not to use pervious paving as it does not hold up under heavy truck traffic.

Chair Figueroa closed the Public Hearing at: 7:10 p.m.

The Commission discussed the following issues:

- adding a condition for an agreement for off-site parking
- adding a condition for an agreement for off-site trash enclosures
- updating the landscaping at the existing Terravant building
- Vice Chair Reif was not in support of the off-site parking.

**MOTION:**

Commissioner Mercado moved and Chair Figueroa seconded the motion to adopt Resolution No. 15-05 by title only and waive further reading incorporating the new site plan, off-site landscape restoration, off-site trash enclosures and parking, and adding the Fire Department conditions.

**VOTE:**

Motion passed with a 3-1 roll call vote with Vice Chair Reif voting no.

**NEW PUBLIC HEARINGS**

None

**OTHER BUSINESS**

None

**WRITTEN COMMUNICATIONS**

None

**PLANNING COMMISSIONER COMMENTS**

None

**ADJOURNMENT**

Chair Figueroa adjourned the meeting at 7:19 p.m. to the next regular scheduled meeting of the Planning Commission to be held May 7, 2015 at the City Council Chambers, 140 West Highway 246, Buellton.

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Lisa Figueroa, Planning Commission Chair

ATTEST:

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Clare Barcelona, Planning Commission Secretary

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