

# CITY OF BUELLTON

## PLANNING COMMISSION MEETING MINUTES

Regular Meeting of August 6, 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

Chair Figueroa led the Pledge of Allegiance

### ROLL CALL

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

Absent: Commissioner Joe Padilla

Staff: City Manager Marc Bierdzinski  
Contract Planner Irma Tucker  
Assistant Planner Andrea Olson  
Staff Assistant/Planning Technician Clare Barcelona

### REORDERING OF AGENDA

None

### PRESENTATIONS

City Manager Bierdzinski introduced Andrea Olson, Assistant Planner to the Commission.

### APPROVAL OF MINUTES

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

#### MOTION:

Commissioner Dunstan moved and Commissioner Mercado seconded the motion to approve the Minutes of July 2, 2015.

**VOTE:**

Motion passed by a 4-0 voice vote.

**PUBLIC COMMENTS**

None

**CONSENT CALENDAR**

None

**CONTINUED PUBLIC HEARINGS**

None

**NEW PUBLIC HEARINGS**

- 2. **Resolution No. 15-08 – “A Resolution of the Planning Commission of the City of Buellton, California, approving the Mitigated Negative Declaration (15-MND-01) and Mitigation Monitoring and Reporting Program for the Live Oak Lanes Project which includes a Bowling Alley/Entertainment Center and Warehouse Facility on 5.08 acres located at 39 and 41 Industrial Way, Assessor’s Parcel Numbers 099-690-045 and 099-690-046, and Making Findings in Support Thereof”;**

**and**

**Resolution No. 15-09 – “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Final Development Plan (13-FDP-03), a Lot Line Adjustment (13-LLA-02), and Conditional Use Permit (13-CUP-02), and for the same project at the same location, Assessor’s Parcel Numbers 099-690-045 and 099-690-046, and Making Findings in Support Thereof”**

**RECOMMENDATION:**

That the Planning Commission open the public hearing; close the public hearing and remove consideration of Resolution Numbers 15-08 and 15-09 from the August 6, 2015 agenda.

**DOCUMENTS:**

Planning Department Staff Report with attachments (Vicinity Map)

**SPEAKERS/DISCUSSION:**

Chair Figueroa opened the Public Hearing at 6:02 p.m., there being no speakers, Chair Figueroa closed the Public Hearing at 6:03 p.m.

**MOTION:**

Vice Chair Reif moved and Commissioner Mercado seconded the motion to remove consideration of Resolution Numbers 15-08 and 15-09 from the August 6, 2015 agenda.

**VOTE:**

Motion passed with a 4-0 voice vote.

3. **Resolution No. 15-10 – “A Resolution of the Planning Commission of the City of Buellton, California, Recommending that the City Council Revise Title 19 (Zoning) of the Buellton Municipal Code (15-ZOA-01) By Adding Regulations Regarding a Definition of a Fast Food Restaurant and Locational Restrictions for Fast Food Restaurants, and Making Findings in Support Thereof”**

**RECOMMENDATION:**

That the Planning Commission consider the adoption of Resolution No. 15-10 – “A Resolution of the Planning Commission of the City of Buellton, California, Recommending that the City Council Revise Title 19 (Zoning) of the Buellton Municipal Code (15-ZOA-01) By Adding Regulations Regarding a Definition of a Fast Food Restaurant and Locational Restrictions for Fast Food Restaurants, and Making Findings in Support Thereof”

**DOCUMENTS:**

Planning Department Staff Report  
Resolution No. 15-10 with Exhibit A

**STAFF REPORT:**

City Manager Bierdzinski presented the staff report.

**SPEAKERS/DISCUSSION:**

The Commission discussed having the flexibility to make an interpretation of whether a restaurant falls within the definition set forth in subsection B of Section 19.02.230 and asked for that wording be added to the draft ordinance.

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

Peggy Brierton, 225 Teri Sue Lane, Buellton, expressed concerns that specialty restaurants and shops might be excluded and recommended adding “standardized ingredients” to the definition. She suggested that drive through should be included in the definition.

Chair Figueroa closed the Public Hearing at 6:20 p.m.

**MOTION:**

Vice Chair Reif moved and Commissioner Dunstan seconded the motion to adopt Resolution No. 15-10 by title only and waive further reading with wording added to subsections B and C regarding Planning Commission interpretations.

**VOTE:**

Motion passed with a 4-0 roll call vote.

**OTHER BUSINESS**

None

**WRITTEN COMMUNICATIONS**

None

**PLANNING COMMISSIONER COMMENTS**

Vice Chair Reif asked for a status on a code enforcement issue on his street.

Commissioner Dunstan asked to meet with staff for a history on the bowling alley project.

**PLANNING DIRECTOR REPORT**

City Manager Marc Bierdzinski updated the Commission on recent City Council actions and upcoming projects including “live streaming” of Planning Commission and City Council meetings and the installation of drought tolerant landscaping at City Hall.

**ADJOURNMENT**

Chair Figueroa adjourned the meeting at 6:37 p.m. to the next regular scheduled meeting of the Planning Commission to be held August 20, 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.**