



CITY OF BUELLTON

SPECIAL JOINT MEETING AGENDA CITY COUNCIL AND PLANNING COMMISSION

Special Joint Meeting of July 7, 2022 – 6:00 p.m.
City Council Chambers
140 West Highway 246, Buellton, CA

Materials related to an item on this agenda, as well as materials submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the office of the Planning Department located at 331 Park Street, during normal business hours.

Joint City Council and Planning Commission meetings will be conducted in person and the public is welcome to attend. Consistent with Assembly Bill 361, written comments will not be read aloud but can be sent to the City Council/Planning Commission via email at planning@cityofbuellton.com (please reference agenda item number/subject matter, and include your name and address). The public can observe City Council/Planning Commission meetings via City TV Live Stream at: <http://www.cityofbuellton.com/government/cityTV.php>

Pursuant to AB 361, cities are allowed to hold meetings via teleconferencing and members of the public can observe and address the meeting electronically by [clicking here](#).

CALL TO ORDER

Mayor Holly Sierra

PLEDGE OF ALLEGIANCE

Planning Commission Chair Patty Hammel

ROLL CALL

City Council: Council Members Ed Andrisek, Elysia Lewis, John Sanchez, Vice Mayor Dave King and Mayor Holly Sierra

Planning Commission: Commissioners Bob Blokdyk, Marcilo Sarquilla, Aaron Liggett, Vice Chair Art Mercado and Chair Patty Hammel

BUSINESS ITEM

- 1. Preparation of Specific Plan for BUE-17 Mixed-Use Development; Southern Terminus of Industrial Way (APN 099-690-048)**

ADJOURNMENT

CITY OF BUELLTON
City Council & Planning Commission
Special Joint Meeting Agenda Staff Report

City Manager Review: SW
City Council & Planning Commission Agenda Item No: 1

To: The Honorable Mayor and City Council Members
 The Honorable Chair and Planning Commission Members

From: Irma Tucker, Contract City Planner

Meeting Date: July 7, 2022

Subject: Preparation of Specific Plan for BUE-17 Mixed-Use Development;
 Southern Terminus of Industrial Way (APN 099-690-048)

BACKGROUND/DISCUSSION

On behalf of property owner SBID, LLC, (Edward St. George, Member), Lonnie Roy and Gavin Moores (Applicants) have submitted an application to initiate preparation of a Specific Plan for the proposed BUE-17 mixed-use development (“Project”), located on APN 099-690-048, as depicted in **Attachment 1 – Vicinity Map**. The parcel has zoning and land use designations of M (Industrial) and OS (Open Space), and is currently entitled as the “Buellton Hub” mixed-use project.”

The 17.22-acre project site is located at the southern terminus of Industrial Way, between Industrial Way on the west, and the Rancho de Maria subdivision on the east. The site is undeveloped land, generally flat with sloping topography towards the Santa Ynez River, located to the south; Zaca Creek runs along the west and north sides of the property.

The subject property has existing entitlements, approved in February 2018, for Final Development Plan (16-FDP-06) and Tentative Tract Map (TTM 31061) for a mixed-use development, including airspace condominiums; a Mitigated Negative Declaration (17-MND-03) and Mitigation Monitoring and Reporting Program for the Buellton Hub project was also adopted. The property has since been sold to the current Owner, who is proceeding to fulfill conditions of approval for the tentative tract map (TTM 31061), particularly the engineering conditions that are applicable prior to grading permit issuance; once these conditions are satisfied, the Owner intends to undertake rough grading of the site. .

Meanwhile, the Applicant has presented conceptual plans for a modified version of the Buellton Hub development plan to both Planning Commission (on April 7, 2022) and City Council (on June 9, 2022). Subsequently, on June 21, 2022, an application to initiate preparation of a Specific Plan to potentially accommodate the modified development plan has been submitted to the Planning Department. The Applicant’s letter regarding the specific plan preparation request is set forth in **Attachment 2**. Based on information provided by the Applicant, preliminary land use statistics regarding the proposed development are summarized below:

Project Use Summary

- 2-Bedroom Condominiums: 48 Units
- 1-Bedroom Apartments: 14 Units
- Micro-Studio Apartments: 36 Units
- Live/Work Studios: 18 Units
- R, D & E: 18,400 SF
- Community/Business Center: 7,625 SF
- Conditioned Storage: 19,075 SF

Total Residential Units: 116 Units

Floor Area Summary

- "A" Buildings, Condominiums: 76,680 SF
- "B" Building, Community: 7,625 SF
- "C" Building, Mixed Use: 37,835 SF
- "D" Building, Mixed Use: 52,380 SF
- "E" Building, Mixed Use: 35,525 SF

Total Residential Area: 138,310 SF (66%)

Total Industrial Area: 71,735 SF (34%)

Total Floor Area: 210,045 SF

Specific Plan Methodology

The Applicant has submitted the required fee deposit for a Combined Application (Concurrent General Plan, Rezone, and/or Specific Plan) in order to initiate the specific plan preparation process as set forth in Buellton Municipal Code (BMC) 19.08.140. The purpose of tonight's meeting is in compliance with BMC 190.8.140.C, which calls for a joint meeting of the Planning Commission and City Council to prescribe the specific methodology to be employed in preparing the specific plan. This meeting is required to be conducted within 30 days of initiating the Specific Plan process; for the subject Project, the initiation date is considered to be the application submittal date of June 21, 2022.

The Applicant has requested that they be the preparer of the Specific Plan, and has submitted a draft Table of Contents which outlines the proposed scope of the Plan (see **Attachment 2**). While Staff concurs with the general format and outline of the document, the following additional items are recommended to be addressed in the Plan:

- Neighborhood Circulation & Parking Management
- Public Roadways, Circulation, Parking & Traffic
- Constraints & Opportunities
 - Air Quality & Greenhouse Gas Emissions
 - Natural Resources & Habitats
 - Noise
 - Visual and Aesthetic Resources
 - Benefits & Impacts to the Community
 - Economic Development & Fiscal Impacts
- Fee & Costs
- Definitions of Specific Plan Terms & Phrases
- Others (to be determined)

A draft outline for the Specific Plan is set forth in **Attachment 3** hereto, which reflects a redlined version of the Applicant's proposed table of contents along with Staff's preliminary comments.

City Staff would oversee the California Environmental Quality Act (CEQA) analysis for the Specific Plan. Staff has conducted a preliminary review of the Project and will arrange for the preparation of an Initial Study to determine whether an environmental impact report (EIR) or mitigated negative declaration (MND) would be prepared. In order to inform the findings for the Initial Study, the following technical studies will be required at a minimum (others may be determined during the review process):

- Traffic, Circulation, & Parking
- Noise
- Air Quality & Greenhouse Gas Emissions
- Biological Resources
- Others (TBD)

Preparation of the Initial Study and technical studies will be done by outside consultants. Staff will proceed to obtain cost estimates and timelines for preparation of the Initial Study; and will require the Applicant to submit a fee deposit equal to 5% of the contract amount in order to commence the work.

In the event that the Applicant has arranged to have technical studies prepared by their own consultants, the City will arrange for peer review of the studies; Applicant shall identify which studies it is preparing. Staff will obtain cost estimates for either preparation of the applicable study or peer review. The Applicant will be required to submit a fee deposit equivalent to 5% of contract amount in order to commence the work.

Total costs associated with preparation of either an MND or EIR will be established once the level of environmental review has been determined through the Initial Study process.

Timeline

In accordance with BMC 19.08.140. C, within 60 days of the Specific Plan initiation date of June 21, 2022, the City Council shall declare its findings by Resolution regarding the following matters:

1. The scope, specificity and format of documentation to be included in the specific plan including, as deemed appropriate, site characterization, base maps, environmental data, and design development plans.
2. Issues particular to the site including, as deemed appropriate, special studies required to ascertain market support and project feasibility, economic and fiscal impact, infrastructure capacity, and environmental resources.
3. Roles and responsibilities relative to document preparation, project management, consultant involvement, review process, public participation, performance schedule and document reproduction.

Based upon direction received at tonight’s meeting from both the Planning Commission and City Council, as well as follow-up coordination meetings between the Applicant and Staff, and barring any intervening issues or timing constraints that may arise, the City Council is anticipated to declare its finding by Resolution prior to August 21, 2022.

The Applicant has provided a conceptual timeline for preparation of the Specific Plan. However, it should be noted that the overall timeline for preparation of the Specific Plan will be determined by several factors including: outside consultants’ schedules for report preparation and the length of time for review of draft documents; revisions to documents/plans; scheduling of public reviews, hearings and discretionary actions; and other factors that may arise during preparation of the Specific Plan and related documentation.

In conclusion, staff has prepared the above preliminary lists of items to be analyzed as part of the Specific Plan, as summarized below:

Scope of Specific Plan:

- Applicant proposed Table of Contents
-- plus --
- Neighborhood Circulation & Parking Management
- Public Roadways, Circulation, Parking & Traffic
- Constraints & Opportunities
 - Air Quality & Greenhouse Gas Emissions
 - Natural Resources & Habitats
 - Noise
 - Visual and Aesthetic Resources
 - Benefits & Impacts to the Community
 - Economic Development & Fiscal Impacts
- Fee & Costs
- Definitions of Specific Plan Terms & Phrases

CEQA Analysis Issues/ Technical Studies:

- Traffic, Circulation, & Parking
- Noise

- Air Quality & Greenhouse Gas Emissions
- Biological Resources

RECOMMENDATION

That the City Council and Planning Commission provide direction to Staff and the Applicant on the scope of documentation and methodology to be employed in preparing the BUE-17 Specific Plan. We are asking for the Council and Commission members to consider the appropriateness of the proposed Specific Plan scope and related CEQA issues overall and, in particular, to:

- provide clarification of proposed elements or request additional areas of Scope and/or CEQA issues to be addressed, for example:
 - recreation and open space interface
 - land use patterns
 - jobs/housing balance
 - hazardous materials and safety plan
 - emergency access
- comment on additional items to be considered in general, such as:
 - site characterization
 - market support and project feasibility
 - neighborhood outreach (in addition to Rancho de Maria)
 - public participation in planning process
 - on-site and off-site signage
 - exterior lighting standards and dark sky compliance
 - existing entitlements for the Buellton Hub
 - Specific Plan preparation and review process
 - performance schedule and project phasing

ATTACHMENTS

Attachment 1 – Vicinity Map

Attachment 2 – Applicant’s Specific Plan Request Letter



Attachment 3 – Preliminary Specific Plan Outline

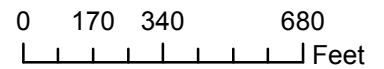


Attachment 1 - Vicinity Map



Legend

-  City Parcels
-  Project Location





ON DESIGN, LLC

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Email: ondesignstaff@architects-ca.com

June 10, 2022

City of Buellton
107 West Highway 246
P.O. Box 1819
Buellton, CA 93427

RE: Campus 36, APN 099-690-048

On Behalf of the property owner, we are pleased to submit this application to initiate the specific plan process for the proposed Campus 36 (“Project”) project consistent with the Buellton Municipal Code (“BMC”)Section 19.08.140.B. Therefore, we are requesting that City Staff convenes a joint meeting of the planning commission and city council to prescribe the specific plan methodology and declare its findings by resolution within the 30 days and 60 days requirements as prescribed in BMC Section 19.08.140.C.

Specific Plan Process Request/Suggestions

The Applicant requests that they be the preparer of the Specific Plan working closely with City Staff, while City Staff will conduct the CEQA analysis for the Specific Plan. The Applicant suggests that the CEQA analysis be a project-level analysis for the proposed Project even though the Specific Plan will allow for a broader range of uses. The Applicant suggests that the Specific Plan be a development standards-focused document that facilitates the proposed Project. Attachment A includes a draft table of contents which shows the general topics and organization that the Applicant suggests the specific plan cover.

The Project was reviewed in concept by Planning Commission on April 7th, 2022, and City Council on June 9th, 2022, which both received favorable responses. In addition, the Applicant conducted a community-wide public meeting for the Project on November 20th, 2021, and a meeting with the Rancho de Maria community on May 12th, 2022. The Applicant will continue working with Rancho De Maria to alleviate their concerns about the Project and incorporate negotiated elements into the Specific Plan. The Applicant will keep City Staff informed of all public outreach meetings and requests that they are allowed to conduct these meetings and report back to the City independently.

Timing

The Applicant would like to discuss the specific plan and CEQA schedule further with City Staff. It is reasonable to assume that the project will require a MND as the prior project considering the project footprint is the same and trip generation does not exceed the prior project. The Applicant requests that the specific plan and CEQA analysis be on a nine to twelve week schedule following the resolution adopting the methodology. The specific plan initiation process is anticipated to be complete by 8/9/2022. Therefore it is expected that the specific plan process will be completed on approximately 10/10/22. It is anticipated that the Specific Plan will go to the planning commission in November and city council in December. The development plan for the Project will likely follow the specific plan hearings by a month or two, going to the planning commission likely in December or January. See Attachment B for a copy of the Applicant's entitlement planner for reference.

Conclusion

We appreciate your careful review of the proposed Project and assistance in guiding the Project through the process. Please do not hesitate to contact our offices should you have any questions or require additional materials for this request.

ON Design, LLC

A handwritten signature in black ink that reads "Lonnie Roy". The signature is written in a cursive, flowing style.

Lonnie Roy
Project Planner
Email: lroy@architects-ca.com
Phone : (805) 896-7896

Attachment 2

ATTACHMENT A

DRAFT TABLE OF CONTENTS

TABLE OF CONTENTS

1. INTRODUCTION

1.1. Purpose	1-X
1.2. Legal context	
1.2.1. Authority to Prepare	1-X
1.2.2. Relationship to General Plan	1-X
1.2.3. Environmental Review	1-X
1.3. Planning Context	1-X
1.3.1. Approach to Planning	1-X
1.3.2. The Background to the Plan	1-X
1.3.3. The Planning Process	1-X
1.4. Project Applications	1-X
1.5. Organization of the Specific Plan	1-X

2. PLANNING AREA

2.1. Location	2-X
2.2. Character	2-X
2.2.1. Natural Setting	2-X
2.2.2. Land Use Setting	2-X
2.2.3. Development Patterns	2-X

3. LAND USE & DEVELOPMENT STANDARDS

3.1. Purpose	3-X
3.2. Land Use Concept	3-X
3.3. Design Standards	3-X

4. CIRCULATION

4.1. Introduction	4-X
4.2. Existing Transportation Context	4-X
4.2.1. Vehicular System	4-X
4.2.2. Pedestrian and Bicycle Systems	4-X
4.2.3. Transit System	4-X
4.3. Circulation Concept	4-X
4.3.1. Vehicular System	4-X
4.3.2. Pedestrian and Bicycle System	4-X
4.4. Parking	4-X

5. INFRASTRUCTURE, UTILITIES & PUBLIC SERVICES

5.1. Introduction	5-X
5.2. Potable Water	5-X
5.3. Sanitary Sewer	5-X
5.4. Storm Drainage and Flood Control	5-X
5.5. Dry Utilities	5-X
5.6. Solid Waste	5-X
5.7. Police Services	5-X
5.8. Fire and Emergency Medical Services	5-X
5.9. Schools	5-X

6. IMPLEMENTATION

6.1. Purpose	6-X
6.2. Specific Plan Implementation	6-X
6.3. Environmental Review	6-X
6.4. Project Review Procedures	6-X
6.5. Phasing	6-X
6.6. Specific Plan Amendment Procedures	6-X
6.7. Project Financing	6-X

LIST OF FIGURES

1. INTRODUCTION	
1.1. XXX	1-X
2. PLANNING AREA	
2.1. XXX	2-X
3. LAND USE	
3.1. XXX	3-X
4. CIRCULATION	
4.1. XXX	4-X
5. INFRASTRUCTURE, UTILITIES & PUBLIC SERVICES	
5.1. XXX	5-X
6. IMPLEMENTATION	
6.1. XXX	6-X

Attachment 2

ATTACHMENT B

CAMPUS 36 ENTITLEMENT PLANNER

Attachment 3

BUE-17 SPECIFIC PLAN – Preliminary Outline (draft)

1. INTRODUCTION

- 1.1. Purpose
- 1.2. Legal context
 - 1.2.1. Authority to Prepare
 - 1.2.2. Relationship to General Plan
 - 1.2.3. Environmental Review
- 1.3. Planning Context
 - 1.3.1. Approach to Planning
 - 1.3.2. The Background to the Plan
 - 1.3.3. The Planning Process
- 1.4. Project Applications
- 1.5. Organization of the Specific Plan

2. PLANNING AREA

- 2.1. Location
- 2.2. Character
 - 2.2.1. Natural Setting
 - 2.2.2. Land Use Setting
 - 2.2.3. Development Patterns

3. LAND USE & DEVELOPMENT STANDARDS

- 3.1. Purpose
- 3.2. Land Use Concept
- 3.3. Development & Design Standards

4. CIRCULATION (Planning Area)

- 4.1. Introduction
- 4.2. Existing Transportation Context
 - 4.2.1. Vehicular System
 - 4.2.2. Pedestrian and Bicycle Systems
 - 4.2.3. Transit System
- 4.3. Circulation Concept
 - 4.3.1. Vehicular System
 - 4.3.2. Pedestrian and Bicycle System
- 4.4. Parking
- 4.5. Neighborhood Circulation & Parking Management

5. INFRASTRUCTURE, UTILITIES & PUBLIC SERVICES

- 5.1. Introduction
- 5.2. Potable Water
- 5.3. Sanitary Sewer
- 5.4. Storm Drainage and Flood Control
- 5.5. Dry Utilities
- 5.6. Solid Waste
- 5.x. Public Roadways, Circulation, Parking & Traffic
- 5.7. Police Services
- 5.8. Fire and Emergency Medical Services
- 5.9. Schools

X. CONSTRAINTS & OPPORTUNITIES

- x.x. Air Quality & Greenhouse Gas Emissions
- x.x. Natural Resources
- x.x. Noise
- x.x. Visual and Aesthetic Resources
- x.x. Benefits & Impacts to the Community
- x.x. Economic Development & Fiscal Impacts

6. IMPLEMENTATION

- 6.1. Purpose
- 6.2. Specific Plan Implementation
- 6.3. Environmental Review
- 6.4. Project Review Procedures
- 6.5. Phasing
- x.x. Fees & Costs
- 6.6. Specific Plan Amendment Procedures
- 6.7. Project Financing

X. DEFINITIONS

- x.x. Purpose
- x.x. Definitions of Specific Plan Terms & Phrases