

CITY OF BUELLTON

PLANNING COMMISSION MEETING MINUTES

**Regular Meeting of August 4, 2016 – 6:00 p.m.
City Council Chambers, 140 West Highway 246
Buellton, California**

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Vice Chair Mercado led the Pledge of Allegiance

ROLL CALL

Present: Commissioners Brian Dunstan, Dan Heedy, Joe Padilla, Vice Chair Art Mercado and Chair Foster Reif

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

REORDERING OF AGENDA

None

PRESENTATIONS

None

APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of July 21, 2016

MOTION:

Chair Reif moved and Commissioner Padilla seconded the motion to approve the Minutes of July 21, 2016

VOTE:

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

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

None

OTHER BUSINESS

- 2. **Preliminary Review of the Live Oak Lanes Project 16-FDP-03, 16-CUP-01, 16-MUP-02 and 16-EXP-01**

RECOMMENDATION:

That the Planning Commission provide direction to the applicant and staff on the proposed project plans.

DOCUMENTS:

Planning Department Staff Report with attachment (Vicinity Map, Civil, Architectural, Landscape, Lighting plans)

STAFF REPORT:

Assistant Planner Andrea Keefer presented the staff report and provided staff's initial comments on the proposed project.

SPEAKERS/DISCUSSION:

Sid Goldstien, Project Engineer, described the project and distributed a map and photos of the area to the Commission. He stated that he will make the necessary changes requested in the incomplete letter.

David Goldstien, Architect, explained access and parking and stated he will consider comments from the design review.

The Commission discussed the following issues:

- circulation and traffic concerns

- fencing on the east side of the site not necessary, parking lot lighting will provide additional security
- add a design element to the east elevation to break up the space
- provide recycling bins in addition to trash receptacles
- provide solar power

Billy Ames, General Contractor, questioned the architecture on the Albertson's building and was told by Mr. Bierdzinski that Albertson's was constructed before the Community Design Guidelines were adopted. He asked for guidance on improving the east elevation.

Larry Bishop, 511 Sycamore Drive, encouraged the applicant to provide green building components such as solar energy, permeable pavement and recycling bins inside the facility.

Kelly Leshner, Applicant, stated the building will be equipped with solar energy and recycle bins will be provided.

The Commission spoke in favor of the proposed project and look forward to the submittal of the final development plan.

3. Draft Avenue of Flags Specific Plan; Clarification of Items Discussed July 21, 2016 at Planning Commission Workshop 3

RECOMMENDATION:

That the Planning Commission forward the clarification items set forth herein to the City Council for review and discussion during a Avenue of Flags Specific Plan Workshop to be scheduled (tentatively) in September 2016

DOCUMENTS:

Staff report with attachments as listed as listed in the staff report.

STAFF REPORT:

Contract City Planner Irma Tucker presented the staff report.

SPEAKERS/DISCUSSION:

Contract Planner Tucker provided additional clarification and referenced comments from an email sent by Larry Bishop. She stated parks and public art could be included in the development incentives.

The Commission provided comments on the following topics from the staff report:

- Topic 2-d; suggested more specific language
- Topic 3-a; clarify that housing projects would not be allowed at the street level fronting the Avenue of Flags
- Topic 3-bc&d; make the language more understandable and specific
- Topic 3-g; present options to City Council considering an additional service station on the north end of the Avenue of Flags
- The Commission spoke against truck parking on the Avenue of Flags

- Topic 5; Staff stated that the business owners do not want Median 5 removed; options will be presented to the City Council

Mr. Bierdzinski thanked the Commission for their detailed comments on the draft document.

Larry Bishop, 511 Sycamore Drive, emphasized the following issues;

- The need for a public park on or near the Avenue of Flags
- Provide public art, something distinctive to draw visitors
- Provide electric vehicle charging stations

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

None

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 Reif adjourned the meeting at 7:30 p.m. to the next regular scheduled meeting of the Planning Commission to be held August 18, 2016 at the City Council Chambers, 140 West Highway 246, Buellton.

Foster Reif, Planning Commission Chair

ATTEST:

Clare Barcelona, Planning Commission Secretary

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