



CITY OF BUELLTON

PLANNING COMMISSION AGENDA

**Regular Meeting of February 15, 2018 – 6:00 p.m.
City Council Chambers
140 West Highway 246, Buellton, California**

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.

CALL TO ORDER

Chair Brian Dunstan

PLEDGE OF ALLEGIANCE

Vice Chair Dan Heedy

ROLL CALL

Commissioners Patty Hammel Joe Padilla, Marcilo Sarquilla, Vice Chair Dan Heedy,
and Chair Brian Dunstan

REORDERING OF AGENDA

PRESENTATIONS

None

APPROVAL OF MINUTES

- 1. Minutes of the regular Planning Commission meeting of January 18, 2018**

PUBLIC COMMENTS

Members of the audience wishing to address the Planning Commission on matters not on the agenda may do so at this time. No action will be taken on these items at this meeting. Please state your name and address for the record. Comments should normally be limited to three minutes.

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

None

OTHER BUSINESS

2. Briefing on the Status of Development Projects

WRITTEN COMMUNICATIONS

PLANNING COMMISSIONER COMMENTS

PLANNING DIRECTOR REPORT

ADJOURNMENT

To the next regularly scheduled Planning Commission meeting of Thursday, March 1, 2018 at 6:00 p.m. in the Council Chambers located at 140 West Highway 246.

Please note that the date of any Planning Commission decision starts an appeal period. During the appeal period either the applicant or any aggrieved party may appeal the application of a perceived onerous or unreasonable condition or the decision itself to the City Council as governed by the applicable section of the Buellton Municipal Code.

CITY OF BUELLTON

PLANNING COMMISSION MEETING MINUTES

January 18, 2018 – 6:00 p.m.

City Council Chambers, 140 West Highway 246
Buellton, California

CALL TO ORDER

Chair Dunstan called the meeting to order at 6:01 p.m.

PLEDGE OF ALLEGIANCE

Chair Dunstan led the Pledge of Allegiance

ROLL CALL

Present: Commissioners Patty Hammel, Marcilo Sarquilla, Vice Chair Dan Heedy and Chairman Brian Dunstan

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

The agenda was reordered to allow the Planning Director report before New Public Hearings.

PRESENTATIONS

None

APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of December 21, 2017

MOTION:

Commissioner Hammel moved and Commissioner Sarquilla seconded the motion to approve the Minutes of December 21, 2017.

VOTE:

Motion passed with a 4-0 voice vote.

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

PLANNING DIRECTOR REPORT

City Manager Bierdzinski updated the Commission on the status of several upcoming projects including the re-submittal of 518 Avenue of Flags. He stated that mud and debris from the Montecito mudslides is being dumped and sorted at the Granite facility located south of Buellton.

NEW PUBLIC HEARINGS

Vice Chair Heedy recused himself from the Dais due to the proximity of his residence to the proposed project.

2. **Resolution No. 18-01 – “ A Resolution of the Planning Commission of the City of Buellton, California, Recommending City Council Approval of a Mitigated Negative Declaration (17-MND-03) and Mitigation Monitoring and Reporting Program for The Hub Project Located at the Southern Terminus of Industrial Way, Assessor’s Parcel Number 099-690-053, and Making Findings in Support Thereof”**

and

Resolution No. 18-02 - “A Resolution of the Planning Commission of the City of Buellton, California, Recommending City Council Approval of a Final Development Plan (16-FDP-06) and Tentative Tract Map (TTM 31061) for The Hub Project Located at the Southern Terminus of Industrial Way, Assessor’s Parcel Number 099-690-053, and Making Findings in Support Thereof”

STAFF REPORT:

City Manager Marc Bierdzinski presented the staff report.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

DISCUSSION/SPEAKERS:

Comment letters from Pauline Heedy and Caltrans were distributed and entered into the record.

Gavin Moores, Applicant, gave a brief slide presentation and stated that he and his team have met with members of the Rancho de Maria Homeowners Association regarding their concerns. He asked the Commission to consider two modifications: change the smooth metal siding on the industrial building to corrugated siding and extend the height of the rooftop parapet wall to 29 feet to assist in screening the rooftop equipment.

Ed DeVicente, DMHA Architect, discussed the architectural elements of the project.

Robert Adams, Landscape Architect, described landscape components including a water feature and screening on the east side of the site.

The Commission discussed screening, access and security issues for the Rancho de Maria housing tract.

Chair Dunstan opened the Public Hearing at 7:05 p.m.

David Walter, Buellton, read a comment letter from Pauline Heedy into the record and added his concerns regarding construction traffic through Rancho de Maria.

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

The Commission spoke in support of the project and thanked the Applicant.

Commissioner Sarquilla asked Mr. Walter if he was satisfied with the proposed mitigation measures in regards to access and security for Rancho de Maria residents.

Mr. Walter stated that he was but has concerns in regards to potential violations by trespassers.

Mr. Bierdzinski stated that construction access would be from the proposed bridge on Industrial Way and that the project could be conditioned to require 72 hour notice if access through Rancho de Maria is needed.

Chair Dunstan re-opened the Public Hearing at 7:18 p.m.

Les Rose, Buellton, asked what qualifies for emergency access. Mr. Bierdzinski answered that access would be allowed to fire and police for evacuation purposes only.

Drew Michaelson, Buellton, had concerns regarding residences being built in an industrial area that provides alcohol tastings and has concerns regarding the proximity of the pre-school to the proposed project.

Chair Dunstan closed the Public Hearing at 7:23 p.m.

MOTION:

Commissioner Sarquilla moved and Commissioner Hammel seconded the motion adopt Resolution No. 18-01 – “A Resolution of the Planning Commission of the City of Buellton, California, Recommending City Council Approval of a Mitigated Negative Declaration (17-MND-03) and Mitigation Monitoring and Reporting Program for The Hub Project Located at the Southern Terminus of Industrial Way, Assessor’s Parcel Number 099-690-053, and Making Findings in Support Thereof” with the inclusion of the comment letter from Caltrans.

VOTE:

Motion passed with 3-0 roll call vote.

Mr. Bierdzinski reviewed the changes to Resolution No. 18-02 as follows:

- The bridge and temporary gate will be the first construction items;
- Construction access will be through the bridge unless 72 hour notice is given to the Rancho de Maria residents;
- Restrict access through the new gate along with adding a pedestrian gate for Rancho de Maria residents;
- Install security camera’s at the gate and pedestrian gate;
- The parapet wall on the roof can be increased from 27 ½ inches to 29 inches to shield rooftop equipment;
- Work with Rancho de Maria for additional landscape screening and adding trees on the east property line;
- Provide a disclosure to residents of the proposed project not to trespass onto Rancho de Maria;
- The existing chain link fencing on the east perimeter wall will remain with screening with native plants in conjunction with Rancho de Maria

MOTION:

Chair Dunstan moved and Commissioner Sarquilla seconded the motion adopt Resolution No. 18-02 - “A Resolution of the Planning Commission of the City of Buellton, California, Recommending City Council Approval of a Final Development Plan (16-FDP-06) and Tentative Tract Map (TTM 31061) for The Hub Project Located at the Southern Terminus of Industrial Way, Assessor’s Parcel Number 099-690-053, and Making Findings in Support Thereof” with the added changes read by the City Manager

VOTE:

Motion passed with 3-0 roll call vote.

OTHER BUSINESS

None

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

None

ADJOURNMENT

Chair Dunstan adjourned the meeting at 7:26 p.m. to the next regular scheduled meeting of the Planning Commission to be held February 1, 2018 at the City Council Chambers, 140 West Highway 246, Buellton.

Brian Dunstan, Planning Commission Chair

ATTEST:

Clare Barcelona, Planning Commission Secretary

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