



# CITY OF BUELLTON

## PLANNING COMMISSION AGENDA

Regular Meeting of January 16, 2020 – 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 Dan Heedy

### PLEDGE OF ALLEGIANCE

Vice Chair Hammel

### ROLL CALL

Commissioners Bob Blokdyk, Marcilo Sarquilla, Vice Chair Patty Hammel and Chair Dan Heedy

### REORDERING OF AGENDA

### ELECTION OF OFFICERS

1. Election of Chair and Vice Chair
2. Appointments to Green Team Committee (2)

### PRESENTATIONS

None

### APPROVAL OF MINUTES

3. Minutes of the regular Planning Commission meeting of December 19, 2019

### 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**

**3. Project Status Update**

**WRITTEN COMMUNICATIONS**

**PLANNING COMMISSIONER COMMENTS**

**PLANNING DIRECTOR REPORT**

**ADJOURNMENT**

To the next regularly scheduled Planning Commission meeting of Thursday, February 6, 2020 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

December 19, 2019 – 6:00 p.m.

City Council Chambers, 140 West Highway 246  
Buellton, California

### CALL TO ORDER

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

### PLEDGE OF ALLEGIANCE

Commissioner Blokdyk led the Pledge of Allegiance

### ROLL CALL

Present: Commissioners Bob Blokdyk, Marcilo Sarquilla, Vice Chair Patty Hammel and Chair Dan Heedy

Staff: Planning Director Andrea Keefer  
Contract City Planner Irma Tucker  
Staff Assistant Clare Barcelona

### REORDERING OF AGENDA

None

### PRESENTATIONS

None

### APPROVAL OF MINUTES

#### 2. Minutes of the regular Planning Commission meeting of November 7, 2019

##### MOTION:

Vice Chair Hammel moved and Chair Heedy seconded the motion to approve the Minutes of November 7, 2019.

##### VOTE:

Motion passed with a 3-0 voice vote with abstention by Commissioner Blokdyk 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 “Creekside Village” Mixed-Use Project (19-FDP-01 and 19-LLA-01); 480 Avenue of Flags****RECOMMENDATION:**

That the Planning Commission provide direction to the Applicant and Staff on the proposed project plans.

**STAFF REPORT:**

Contract Planner Tucker presented the staff report.

**DOCUMENTS:**

Staff report with attachments as listed in the staff report.

**SPEAKERS/DISCUSSION:**

Brandon Mann, Applicant, MB Development Company, addressed the changes to the project including design, amenities and additional landscaping. He stated that the proposed density is crucial to the success of the project and that this is the first project to take advantage of the Development Opportunity Reserve (DOR) program and hopes it will be a catalyst for future development on the Avenue of Flags.

Michael Holladay, Architect, DMHA, spoke on the architectural features of the proposed project.

Chair Heedy stated that he still has concerns regarding the density, parking and parking lot safety. He is in favor of the added amenities and suggested providing some kid friendly options in addition to providing public bike racks and electric car chargers. He suggested that the incentives offered back to the City are sufficient to cover the incentives that are being requested.

Vice Chair Hammel appreciates the Art Deco details and asked for an elevation that shows the natural lighting provided throughout the structure. Michael Holliday stated that he can provide a 3D computer model to the Commission with these details. Ms. Hammel stated that she still has concerns with the density and shortage of parking and hopes that these issues can be appropriately addressed through the DOR program.

Commissioner Sarqulla stated he likes the openness of the project.

Commissioner Blokdyk favors the project and likes the high density stating that it fits the location on the Avenue of Flags. He suggested that tree grates be installed around the proposed trees.

#### **WRITTEN COMMUNICATIONS**

None

#### **PLANNING COMMISSIONER COMMENTS**

None

#### **PLANNING DIRECTOR REPORT**

Planning Director Keefer updated the Commission on various projects and stated that the bowling alley has received a Zoning Clearance and plans have been submitted to the County for building permit issuance.

#### **ADJOURNMENT**

Chair Heedy adjourned the meeting at 7:35 p.m. The next regular meeting of the Planning Commission will be held on Thursday, January 2, 2020 at 6:00 p.m.

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Chair Dan Heedy

ATTEST:

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Clare Barcelona, Planning Commission Secretary

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