



CITY OF BUELLTON

PLANNING COMMISSION AGENDA

**Regular Meeting of September 6, 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 Dunstan

PLEDGE OF ALLEGIANCE

Commissioner Padilla

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 August 2, 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

- 2. Resolution No. 18-05 - "A Resolution of the Planning Commission of the City of Buellton, California, Recommending City Council Approval of a Final Development Plan (17-FDP-02) and Tentative Tract Map (TTM 31060) for The Central Homes Project Located on the**

North East Corner of First Street and Central Avenue, Assessor's Parcel Numbers 099-283-005, 099-283-006 and 099-283-007 and Making Findings in Support Thereof"

❖ *(Staff Contact: Planning Director Andrea Keefer)*

NEW PUBLIC HEARINGS

OTHER BUSINESS

WRITTEN COMMUNICATIONS

PLANNING COMMISSIONER COMMENTS

PLANNING DIRECTOR REPORT

ADJOURNMENT

To the next regularly scheduled Planning Commission meeting of Thursday, September 20, 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

August 2, 2018 – 6:00 p.m.

City Council Chambers, 140 West Highway 246
Buellton, California

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Commissioner Hammel led the Pledge of Allegiance

ROLL CALL

Present: Commissioners Patty Hammel, Joe Padilla, Marcilo Sarquilla and
Vice Chair Dan Heedy

Absent: Chairman Brian Dunstan

Staff: City Manager Marc Bierdzinski
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 19, 2018

MOTION:

Commissioner Hammel moved and Commissioner Sarquilla seconded the motion to approve the Minutes of July 19, 2018.

VOTE:

Motion passed with a 3-0 voice vote with abstention by Vice Chair Heedy due to his absence from the meeting.

PUBLIC COMMENTS

Eva Powers, Buellton, thanked the Commission for their support of the Botanic Garden and asked that the public watch out for vandals as the Botanic Garden was recently vandalized.

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

2. **Resolution No. 18-06 – “ A Resolution of the Planning Commission of the City of Buellton, California, Approving a Development Plan Modification (18-DPM-02) to the Previously-Approved Final Development Plan (16-FDP-03), Conditional Use Permit (16-CUP-01) and Sign Ordinance Exemption (16-EXP-01) for the Live Oak Lanes Project Located at 290 East Highway 246, Assessor’s Parcel Number 137-200-078 and Making Findings in Support Thereof”**

STAFF REPORT:

City Manager Bierdzinski presented the staff report.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

RECOMMENDATION:

That the Planning Commission consider the adoption of Resolution No. 18-06 – “ A Resolution of the Planning Commission of the City of Buellton, California, Approving a Development Plan Modification (18-DPM-02) to the Previously-Approved Final Development Plan (16-FDP-03), Conditional Use Permit (16-CUP-01) and Sign Ordinance Exemption (16-EXP-01) for the Live Oak Lanes Project Located at 290 East Highway 246, Assessor’s Parcel Number 137-200-078 and Making Findings in Support Thereof”

DISCUSSION/SPEAKERS:

Carol Peterson, Applicant, thanked the Commission and introduced the Architect, John Eisenbeisz.

John Eisenbeisz, Architect, gave a power point presentation highlighting the proposed changes to the project.

Bethany Clough and Eva Powers, Landscape Architects, highlighted the landscape and hardscape improvements to the project site.

Vice Chair Heedy opened the Public Hearing at 6:44 p.m.

Mark Anderson, Buellton, questioned the trail component. Mr. Bierdzinski stated that it is part of a proposed city trail.

Vice Chair Heedy closed the Public Hearing at 6:45 p.m.

The Commission discussed the number of compact parking spaces, the amplified music component and hours of operation. The Commission spoke in favor of the modification.

MOTION:

Commissioner Padilla moved and Commissioner Hammel seconded the motion to adopt Resolution No. 18-06 – “ A Resolution of the Planning Commission of the City of Buellton, California, Approving a Development Plan Modification (18-DPM-02) to the Previously-Approved Final Development Plan (16-FDP-03), Conditional Use Permit (16-CUP-01) and Sign Ordinance Exemption (16-EXP-01) for the Live Oak Lanes Project Located at 290 East Highway 246, Assessor’s Parcel Number 137-200-078 and Making Findings in Support Thereof’ with a revision to condition #72 reducing the percentage of compact size parking spaces to 30%.

VOTE:

Motion passed with a 4-0 roll call vote.

OTHER BUSINESS

None

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

Vice Chair Heedy stated that the wording on the commemorative bench for Russ Hicks at River View Park is unreadable and if anything could be done to make the words legible.

PLANNING DIRECTOR REPORT

City Manager Bierdzinski updated the Commission on the status of various projects including the re-dedication of the Avenue of Flags and the Central Homes project.

ADJOURNMENT

Vice Chair Heedy adjourned the meeting 7:00 p.m. to the next regular scheduled meeting of the Planning Commission to be held August 16, 2018 at the City Council Chambers, 140 West Highway 246, Buellton.

Dan Heedy, Vice Chair

ATTEST:

Clare Barcelona, Planning Commission Secretary

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

CITY OF BUELLTON
Planning Commission Agenda Staff Report

Planning Director Review: AK
Planning Commission Agenda Item No: 2

To: The Honorable Chair and Commission Members

From: Andrea Keefer, Planning Director

Date: September 6, 2018

Subject: Resolution No. 18-05 - "A Resolution of the Planning Commission of the City of Buellton, California, Recommending City Council Approval of a Final Development Plan (17-FDP-02) and Tentative Tract Map (TTM 31060) for the Central Homes Project Located on the North East Corner of First Street and Central Avenue, Assessor's Parcel Numbers 099-283-005, 099-283-006 and 099-283-007 and Making Findings in Support Thereof"

BACKGROUND

On July 19, 2018 Planning Commission held a public hearing for The Central Homes project; which includes a proposal for eight single-family homes on the north east corner of First Street and Central Avenue. Due to outstanding items that are required to be corrected on the project plans, the public hearing was continued to the meeting of September 6, 2018. The required corrected materials were not submitted by the deadline in advance of the September 6, 2018 meeting date. Therefore, staff is recommending a continuance until the October 4, 2018 regularly scheduled Planning Commission meeting. Story poles were erected on August 6, 2018.

RECOMMENDATION

That the Planning Commission continue the open public hearing to the regularly scheduled Planning Commission meeting date of October 4, 2018.