

# CITY OF BUELLTON

## PLANNING COMMISSION MEETING MINUTES

January 17, 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 6:01 p.m.

### PLEDGE OF ALLEGIANCE

Commissioner Blokdyk led the Pledge of Allegiance

### ROLL CALL

Present: Commissioners Bob Blokdyk, Michael Eglin, Vice Chair Patty Hammel and Chair Dan Heedy.  
Commissioner Marcilo Sarquilla arrived at 6:20 p.m.

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

### REORDERING OF AGENDA

The Agenda was reordered to allow the Planning Directors Report to be heard before Other Business.

### PRESENTATIONS

None

### APPROVAL OF MINUTES

#### 1. Minutes of the regular Planning Commission meeting of January 3, 2019

##### MOTION:

Commissioner Blokdyk moved and Vice Chair Hammel seconded the motion to approve the Minutes of January 3, 2019

##### VOTE:

Motion passed with a 3-0 voice vote with abstention by Commissioner Eglin due to his absence from the meeting.

**PUBLIC COMMENTS**

None

**CONSENT CALENDAR**

None

**CONTINUED PUBLIC HEARINGS**

None

**NEW PUBLIC HEARINGS**

None

**PLANNING DIRECTOR REPORT**

Planning Director Keefer welcomed Michael Eglin to the Planning Commission and provided an update on the status of various projects.

**OTHER BUSINESS****2. Preliminary Review of “Highway 246 @ Avenue of Flags Commercial Project”**

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

**RECOMMENDATION:**

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

**STAFF REPORT:**

Contract City Planner Irma Tucker presented the staff report.

**DOCUMENTS:**

Staff report with attachments as listed in the staff report.

**SPEAKERS/DISCUSSION:**

Daphne Romani, Sollievo Architects, described the project as a social gathering place with tasting rooms, restaurants, outdoor amenities and views of Zaca Creek. The architecture style is “Streamline Moderne” in keeping with the Avenue of Flags Specific Plan and Community Guidelines. She stated that the project is challenged due to the irregular shaped lot and proximity to Zaca Creek.

Bethany Clough, Landscape Architect, discussed the landscape treatment along the creek featuring native and riparian trees and the need for a buffer along the creek to prevent

pedestrian access. She highlighted a proposed trailer in the bocce ball area and a pedestrian path leading from the project site to Flying Flags Resort.

Peggy Brierton, Buellton, provided the following comments:

- The angled placement of building #2 doesn't work and looks awkward;
- Provide a future access point for the west lot currently being used for Coast Auto Sales;
- Is in favor the Streamline Moderne style of architecture but feels that it doesn't fit in the proposed location.
- Parking should be used for the project, not leased to other businesses:
- A pathway along the creek should be provided per the Bikeways and Trails Master Plan;
- Suggested that the Commission research the town of Napier, New Zealand for its Art Deco architecture

The Commission gave the following input:

- Add additional Art Deco features;
- Provide vertical elements, variations in facades;
- Incorporate dark sky friendly light fixtures;
- Provide screening on the west side of the project to screen the backside of Ellen's Pancake House.
- Consider providing fire pits instead of Bocce courts which require considerable maintenance;
- Address the use of the lot currently being used by Coast Auto Sales;
- Clarify how the leasing of parking spaces to the adjacent business could affect the required parking calculations

Ms. Tucker stated that comments and corrections from staff and the Planning Commission will be summarized in an Incomplete Letter and provided to the applicant.

## **WRITTEN COMMUNICATIONS**

None

## **PLANNING COMMISSIONER COMMENTS**

The Planning Commission welcomed Michael Eglin to the Commission.

## **ADJOURNMENT**

Vice Chair Hammel adjourned the meeting at 7:30 p.m. The next regular meeting of the Planning Commission will be held on Thursday, February 7, 2019 at 6:00 p.m.

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Vice Chair Patty Hammel

ATTEST:

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Clare Barcelona, Planning Commission Secretary

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