

# CITY OF BUELLTON

## PLANNING COMMISSION MEETING MINUTES

**Regular Meeting of January 19, 2017 – 6:00 p.m.  
City Council Chambers, 140 West Highway 246  
Buellton, California**

### **CALL TO ORDER**

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

### **PLEDGE OF ALLEGIANCE**

Commissioner Padilla led the Pledge of Allegiance

### **ROLL CALL**

Present: Commissioners Dan Heedy, Morgan McLaughlin, Joe Padilla,  
Vice Chair Brian Dunstan and Chair Art Mercado

Staff: City Manager Marc Bierdzinski  
Public Works Director Rose Hess  
Contract Planner Irma Tucker  
Assistant Planner Andrea Keefer  
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 5, 2017**

##### **MOTION:**

Commissioner Padilla moved and Commissioner McLaughlin seconded the motion to approve the Minutes of January 5, 2017.

**VOTE:**

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

**PUBLIC COMMENTS**

None

**CONSENT CALENDAR**

None

**CONTINUED PUBLIC HEARINGS**

None

**NEW PUBLIC HEARINGS**

None

**PLANNING DIRECTOR REPORT**

City Manager Bierdzinski updated the Commission on recent City Council actions, the status of various projects and mentioned several upcoming projects.

Contract City Planner, Irma Tucker updated the Commission on the Avenue of Flags Specific Plan.

**OTHER BUSINESS**

Commissioner Padilla recused himself from the dais for agenda items #2 and #3 due to the proximity of his employment to the proposed projects.

**2. Preliminary Review -The Network, 16-FDP-07**

**STAFF REPORT:**

Assistant Planner Andrea Keefer presented the staff report.

**SPEAKERS/DISCUSSION:**

Gavin Moores, Applicant, presented an overview of the project with a PowerPoint presentation and introduced his project team.

Paul Poirier, Architect, addressed the site plan, parking, elevations and interior lighting.

Robert Adams, Landscape Architect, discussed the landscape plan noting drought tolerant landscaping, bike parking, swale vegetation and proposed a 10% increase to the landscape plans.

Nancy Emerson, WeWatch, Save Our Stars Committee, distributed literature explaining dark sky friendly lighting and reminded the Commission that light spill can affect the wild life in the River and Zaca Creek area.

The Commission spoke in favor of the project and discussed the following issues:

- Location of restrooms
- Clarification of the actual uses being proposed
- Parking, circulation, walkways, and paths
- ADA accessibility
- Requiring additional landscaping
- Add more interest/detail to the north elevations

### **3. Preliminary Review - The Buellton Hub, 16-FDP-06**

Commissioner Heedy recused himself from the dais due to the proximity of his residence to the proposed project.

#### **STAFF REPORT:**

City Manager Marc Bierdzinski presented the staff report.

#### **SPEAKERS/DISCUSSION:**

Gavin Moores, Applicant, presented an overview of the project with a PowerPoint presentation and stated that he hopes to create an award winning project.

Ed DeVicente, Architect, referenced the elevations of the project and stated the project is graded above the floodplain.

Robert Adams, Landscape Architect, referenced the preservation of native plants and trees on the site as well as planned outdoor walkways, seating and vegetated bio-swales offering biological benefits as well as aesthetics.

Mike Hamilton, Civil Engineer, stated that the project goes above and beyond the storm water requirements.

Nancy Emerson, WeWatch, Save Our Stars Committee, commented on the outdoor lighting stating it needs to be carefully controlled to protect the neighboring wildlife.

The Commission spoke in favor of the project and discussed the following issues:

- Biological concerns
- Employee housing restrictions
- Density
- Additional architectural details on the industrial buildings

### **WRITTEN COMMUNICATIONS**

None

## **PLANNING COMMISSIONER COMMENTS**

Commissioner Heedy suggested that red curbs be installed by the secondary exit out of the Village property on McMurray Road to deter large trucks from parking causing a sight obstruction upon exiting the driveway.

## **ADJOURNMENT**

Chair Mercado adjourned the meeting at 8:20 p.m. to the next regular scheduled meeting of the Planning Commission to be held February 2, 2017 at the City Council Chambers, 140 West Highway 246, Buellton.

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Art Mercado, Planning Commission Chair

ATTEST:

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Clare Barcelona, Planning Commission Secretary

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