

CITY OF BUELLTON

PLANNING COMMISSION MEETING MINUTES

February 7, 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, Michael Eglin, Marcilo Sarquilla,
Vice Chair Patty Hammel and Chair Dan Heedy

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

REORDERING OF AGENDA

None

PRESENTATIONS

None

APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of January 17, 2019

MOTION:

Commissioner Blokdyk moved and Commissioner Eglin seconded the motion to approve the Minutes of January 17, 2019

VOTE:

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

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

- 2. **Resolution No. 19-01 – “A Resolution of the Planning Commission of the City of Buellton, California, Repealing and Replacing Planning Commission Resolution No. 18-07, and Approving an Addendum to the Oak Springs Village Specific Plan Final Environmental Impact Report for the Development of the Cambria Hotel and Boutique Hotel Project, Located on Assessor’s Parcel Number 137-790-001, and Making Findings in Support Thereof”**

And

Resolution No. 19-02 – “A Resolution of the Planning Commission of the City of Buellton, California, Repealing and Replacing Planning Commission Resolution No. 18-08, and Approving a Final Development Plan (18-FDP-02) and Tentative Parcel Map (TPM 31062) for the Cambria Hotel and Boutique Hotel Project Located Between McMurray Road and Valley Vineyard Circle, Assessor’s Parcel Number 137-790-001, and Making Findings in Support Thereof”

RECOMMENDATION:

That the Planning Commission consider approval of Resolution Nos. 19-01 and 19-02, worded as follows;

Resolution No. 19-01 –“A Resolution of the Planning Commission of the City of Buellton, California, Repealing and Replacing Planning Commission Resolution No. 18-07, and Approving an Addendum to the Oak Springs Village Specific Plan Final Environmental Impact Report for the Development of the Cambria Hotel and Boutique Hotel Project, Located on Assessor’s Parcel Number 137-790-001, and Making Findings in Support Thereof”

Resolution No. 19-02 – “A Resolution of the Planning Commission of the City of Buellton, California, Repealing and Replacing Planning Commission Resolution No. 18-08, and Approving a Final Development Plan (18-FDP-02) and Tentative Parcel Map (TPM 31062) for the Cambria Hotel and Boutique Hotel Project Located Between McMurray Road and Valley Vineyard Circle, Assessor’s Parcel Number 137-790-001, and Making Findings in Support Thereof” Including modifications to Condition No. 87 as discussed in the meeting.

STAFF REPORT:

Planning Director Keefer presented the staff report.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

SPEAKERS/DISCUSSION:

The Commission discussed the traffic study, the use of the meeting room space, noise monitoring and parking.

Chris Atkinson, Applicant, Pacific Property Partners, answered questions regarding the meeting room space and the possibility of off-site valet parking for large events.

Chair Heedy opened the Public Hearing at 6:40 p.m.

Bobby Meneley, Buellton, opposes the project stating that it will take away mountain views and increase noise and traffic.

Nick Angel, Buellton, spoke in opposition of the proposed project.

Sandy Lincoln, Buellton, spoke in favor of the proposed project and voiced concerns regarding increased noise, traffic and parking.

Dr. Mathias, Buellton, suggested that the Applicant remove the meeting room to alleviate the parking issues.

James Perry, Buellton, spoke in favor of the proposed project.

Chair Heedy closed the Public Hearing at 6:57 p.m.

The Commission generally spoke in favor of the Project with the revised Condition #87 as presented by Staff. Chair Heedy expressed his concerns regarding parking and increased traffic on McMurray Road.

MOTION:

Commissioner Eglin moved and Commissioner Blokdyk seconded the motion to approve Resolution No. 19-01 –“A Resolution of the Planning Commission of the City of Buellton, California, Repealing and Replacing Planning Commission Resolution No. 18-07, and Approving an Addendum to the Oak Springs Village Specific Plan Final Environmental Impact Report for the Development of the Cambria Hotel and Boutique Hotel Project, Located on Assessor’s Parcel Number 137-790-001, and Making Findings in Support Thereof”

VOTE:

Motion passed with a 4-1 roll call vote with Chair Heedy voting no.

MOTION:

Vice Chair Hammel moved and Commissioner Sarquilla seconded the motion to approve Resolution No. 19-02 – “A Resolution of the Planning Commission of the City of Buellton, California, Repealing and Replacing Planning Commission Resolution No. 18-08, and Approving a Final Development Plan (18-FDP-02) and Tentative Parcel Map (TPM 31062) for the Cambria Hotel and Boutique Hotel Project Located Between McMurray Road and Valley Vineyard Circle, Assessor’s Parcel Number 137-790-001, and Making Findings in Support Thereof” with the modification to Condition No. 87 adding the wording as presented by Staff.

VOTE:

Motion passed with a 4-1 roll call vote with Chair Heedy voting no.

OTHER BUSINESS

None

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

None

PLANNING DIRECTOR REPORT

Planning Director Keefer updated the Commission on the status of various projects including the 518 Avenue of Flags mixed use project and the removal of the art project, Runaway, from the Avenue of Flags. She also announced that the Planning Department has recently been certified as a “Green” business.

ADJOURNMENT

Chair Heedy adjourned the meeting at 7:15 p.m. The next regular meeting of the Planning Commission will be held on Thursday, February 21, 2019 at 6:00 p.m.

Chair Dan Heedy

ATTEST:

Clare Barcelona, Planning Commission Secretary

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