

# CITY OF BUELLTON

## PLANNING COMMISSION MEETING MINUTES

Regular Meeting of February 16, 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 McLaughlin led the Pledge of Allegiance

### ROLL CALL

Present: Commissioners Dan Heedy, Morgan McLaughlin and Chair Art Mercado

Absent: Commissioner Padilla and Vice Chair Dunstan

Staff: Public Works Director Rose Hess  
Contract Planner Irma Tucker  
Assistant Planner Andrea Keefer

### REORDERING OF AGENDA

None

### PRESENTATIONS

None

### APPROVAL OF MINUTES

#### 1. Minutes of the regular Planning Commission meeting of January 19, 2017

##### MOTION:

Commissioner Heedy moved and Commissioner McLaughlin seconded the motion to approve the Minutes of January 19, 2017.

##### VOTE:

Motion passed with a 3-0 voice vote.

**PUBLIC COMMENTS**

None

**CONSENT CALENDAR**

None

**CONTINUED PUBLIC HEARINGS**

None

**NEW PUBLIC HEARINGS**

None

**OTHER BUSINESS**

**2. Preliminary Review –The Central Townhomes Project, 17-FDP-01 and TTM 31059**

**STAFF REPORT:**

Assistant Planner Andrea Keefer presented the staff report.

**SPEAKERS/DISCUSSION:**

Sang Kim, Licensed Engineer and Applicant, stated he wasn't aware of the affordable housing requirement or the parking requirement of 2.5 spaces per unit due to the size of the proposed units. He stated that the pine tree would be removed and that they would incorporate the existing building into the project as a clubhouse.

The Commission discussed the following:

- Scale of the project does not fit the neighborhood
- Eliminate the third story, too high for neighborhood
- Add architectural elements to add interest
- Traffic impacts on Second Street and Central Avenue
- Status of the existing pine tree in relation to the proposed playground
- Clubhouse must meet current setback requirements or Applicant must apply for a Development Plan Modification
- Parking requirements
- Variation in types of trees
- Suggested making the individual units smaller; 3 bedrooms or less
- Location of play area and surrounding fencing
- Fire Department comments will be incorporated into the incomplete letter

Commissioner Heedy commented that with the increase in development in Buellton traffic will become an issue. He suggested a comprehensive traffic study be done that would include Second Street.

Commissioner McLaughlin spoke in support of infill residential development.

The Commission thanked the Applicant for his presentation and look forward to the next submittal.

**WRITTEN COMMUNICATIONS**

None

**PLANNING COMMISSIONER COMMENTS**

**PLANNING DIRECTOR REPORT**

Contract City Planner Irma Tucker updated the Commission the status of various projects and mentioned several upcoming projects.

**ADJOURNMENT**

Chair Mercado adjourned the meeting at 6:50 p.m. to the next regular scheduled meeting of the Planning Commission to be held March 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.**