

CITY OF BUELLTON

PLANNING COMMISSION MEETING MINUTES

**Regular Meeting of April 20, 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 Heedy led the Pledge of Allegiance

ROLL CALL

Present: Commissioners Dan Heedy, Morgen McLaughlin, Vice Chair
Brian Dunstan and Chair Art Mercado

Absent: Commissioner Joe Padilla

Staff: City Manager Marc Bierdzinski
Public Works Director Rose Hess
Assistant Planner Andrea Keefer
Staff Assistant/Planning Technician Clare Barcelona

REORDERING OF AGENDA

None

PRESENTATIONS

None

APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of April 6, 2017

MOTION:

Vice Chair Dunstan moved and Commissioner McLaughlin seconded the motion to approve the Minutes of April 6, 2017.

VOTE:

Motion passed with a 4-0 voice vote.

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

2. **Resolution No. 17-05 - “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Development Plan Modification (17-DPM-01) to an Approved Final Development Plan (16-FDP-04) to Allow 28 Park Trailers to Occupy 28 RV Spaces at 180 Avenue of Flags (Assessor’s Parcel Number 137-200-085), and Making Findings in Support Thereof”**

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

STAFF REPORT:

Assistant Planner Andrea Keefer presented the staff report.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

DISCUSSION/SPEAKERS:

Chair Mercado opened the Public Hearing at 6:10 p.m.

Ron Biddlecome, Applicant, addressed the modification stating that the proposed units are considered trailers per the State of California.

Dan Baumann, Applicant, described the various amenities available at the resort.

Nancy Emerson, WeWatch/Save Our Stars provided brochures regarding light pollution and night sky friendly lighting to the Applicant and the Commission.

Ron Biddlecome stated that all lighting in the park is night sky friendly.

Chair Mercado closed the Public Hearing at 6:15 p.m.

MOTION:

Vice Chair Dunstan moved and Commissioner McLaughlin seconded the motion to adopt Resolution No. 17-05 – by title only and to waive further reading.

VOTE:

Motion passed with a 3-0 roll call vote.

Commissioner Heedy returned to the Dais at 6:17 p.m.

OTHER BUSINESS

3. Conceptual Review of the “Central Homes” Project

STAFF REPORT:

Assistant Planner Andrea Keefer presented the staff report.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

DISCUSSION/SPEAKERS:

Michael Kim, Applicant, presented an overview of the proposed project stating that this project is better suited for the site than the previously submitted townhomes.

Nancy Emerson, WeWatch/Save Our Stars provided a brochure to the Applicant regarding light pollution and night sky friendly lighting.

The Commission gave input on the following:

- Adding some architectural detail to the fronts of the homes
- Location of fencing
- Common area amenities

The Commission spoke in support of the project and look forward to the next submittal.

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

None

PLANNING DIRECTOR REPORT

City Manager Marc Bierdzinski updated the Commission the status of various projects and mentioned several upcoming projects.

ADJOURNMENT

Chair Mercado adjourned the meeting at 6:45 p.m. to the next regular scheduled meeting of the Planning Commission to be held May 4, 2017 at the City Council Chambers, 140 West Highway 246, Buellton.

Art Mercado, Planning Commission Chair

ATTEST:

Clare Barcelona, Planning Commission Secretary

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