

CITY OF BUELLTON

PLANNING COMMISSION MEETING MINUTES

Regular Meeting of May 5, 2016 – 6:00 p.m.
City Council Chambers, 140 West Highway 246
Buellton, California

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Commissioner Padilla led the Pledge of Allegiance

ROLL CALL

Present: Commissioners Brian Dunstan, Dan Heedy, Joe Padilla, Vice
Chair Art Mercado and Chair Foster Reif

Staff: City Manager Marc Bierdzinski
Public Works Director Rose Hess
Contract Planner Irma Tucker
Assistant Planner Andrea Olson
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 21, 2016

MOTION:

Chair Reif moved Commissioner Dunstan seconded the motion to approve the Minutes of April 21, 2016

VOTE:

Motion passed by 4-0 voice vote with abstention by Commissioner Padilla due to his absence from the meeting.

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

None

OTHER BUSINESS

2. Preliminary Review of the River View Villas Project 16-FDP-01 and TTM 31058

RECOMMENDATION:

That the Planning Commission provide direction to the applicant and staff on the proposed project plans.

DOCUMENTS:

Planning Department Staff Report with attachment (Vicinity Map, Architectural, landscape, and civil plans, Letter from the Applicant, Height Analysis Exhibit, Landscaping Comment Letter)

STAFF REPORT:

Assistant Planner Andrea Olson presented the staff report.

SPEAKERS/DISCUSSION:

Kerry Moriarty, Applicant, stated that the safety issues with the water treatment facility can be mitigated and the he will respond in detail to the incomplete letter.

The Commission discussed the following:

- Adding Mission Revival style architecture elements
- AHOZ code requirements Affordable housing in lieu fees
- The possibility of an exit on the eastern side of the project
- The option to offer the units as “For Sale” in the future and that the project will be built per condominium requirements
- Agreed that moving the laundry feature inside instead of on the balconies is a good idea

Peggy Brierton, 225 Teri Sue Lane, Buellton, stated that since this is a condominium project the word “apartment” should be struck from all documents. She went on to

recommend solar power be used where applicable and suggested a fee be imposed on all future projects for the completion of a river trail.

Finn Runge, 546 Blue Blossom Way, Buellton, addressed the Commission and stated that an eastern access is necessary for safety. He went on to inquire about the proposed lighting plan and was told that it will be addressed in the project incomplete letter.

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

Commissioner Heedy complimented the City on the PG&E street light upgrades.

PLANNING DIRECTOR REPORT

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

ADJOURNMENT

Chair Reif adjourned the meeting at 7:05 p.m. to the next regular scheduled meeting of the Planning Commission to be held May 19, 2016 at the City Council Chambers, 140 West Highway 246, Buellton.

Foster Reif, Planning Commission Chair

ATTEST:

Clare Barcelona, Planning Commission Secretary

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