

CITY OF BUELLTON

PLANNING COMMISSION MEETING MINUTES

May 16, 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: Planning Director Andrea Keefer
Contract City Planner Irma Tucker
Public Works Director Rose Hess
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 18, 2019

MOTION:

Commissioner Blokdyk moved and Commissioner Sarquilla seconded the motion to approve the Minutes of April 18, 2019.

VOTE:

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

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

None

OTHER BUSINESS

2. Creekside Village Mixed-Use Project Conceptual Review

RECOMMENDATION:

That the Planning Commission review the conceptual project plans, receive a presentation by the Applicant and provide comments to the Applicant on the project.

STAFF REPORT:

Contract City Planner Irma Tucker presented the staff report.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

SPEAKERS/DISCUSSION:

Brandon Mann, Applicant, thanked the Commission for allowing his presentation. He stated that this type of project is needed in California and that Buellton is becoming the Crown Jewel of the Valley.

Michael Holliday, DHMA Architects, presented a PowerPoint slide presentation and stated that the proposed use fits well within the concept of the Specific Plan. He went on to describe the details of the project.

Peggy Brierton, Buellton, provided comments to the Commission in a handout.

The Commission provided the following comments:

- Add additional Art Deco detailing, less Moorish in design;
- Enhanced landscaping/screening at parking lot walls;

- Under roof parking is not very elegant, noise and vehicle exhaust could be detrimental for outdoor dining and café's;
- Enclosed parking structure could be a safety issue especially at night;
- No amenities for residents, no play area for children;
- Pedestrian circulation and access to residential, especially 3rd floor units;
- Proximity to Zaca Creek of dog run/relief area;
- Provide secondary thru-access at rear of property; allow for future connection to the adjacent property on the south;
- Reduced on-site parking;
- Project is too dense, suggest reducing the number of residential units;
- Provide the required affordable units rather than pay a housing in-lieu fee;
- Relocation of existing residents on the site;
- Continuation of the creek trail.

The Applicant, Brandon Mann, discussed possible Development Opportunity Reserve Program (DOR) incentives such as an off-site parking lot, contributing toward Median 2 parking spaces and/or improvements or a public restroom on Median 3.

Nancy Emerson, WeWatch-Save Our Stars Committee, provided a handout to the Commission and stressed the need for fully shielded, night-sky friendly lighting.

3. Review and Direction to Staff Regarding Ave of Flags Median Two Design Plan – Revised 35% Draft Design

RECOMMENDATION:

That the Planning Commission review the draft plans and provide staff with additional recommendations if necessary to move forward towards completion of the Design Plans for Council Discussion.

STAFF REPORT:

Public Director Rose Hess presented the staff report.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

SPEAKERS/DISCUSSION:

Kent Yankee, Deputy City Engineer, MNS Engineers, provided a demonstration of the parking layout and circulation.

Ron Milligan, Landscape Architect, MNS Engineers, explained the revisions made to the design including a central walkway, increased landscaping and a decrease in the number of parking spaces.

The Commission provided input regarding:

- Adding additional Art Deco elements to create some type of branding for the Avenue of Flags;

- Concerns regarding “nose in” parking obstructing the center walkway.

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

Vice Chair Hammel invited the Commission to Airport Days Saturday, May 18, 2019 at the Santa Ynez Airport.

PLANNING DIRECTOR REPORT

Planning Director Keefer updated the Commission on the status of various projects including the Village Senior Apartments Time Extension and request for In-Lieu housing funds and announced that she and Irma Tucker attended the APA Awards ceremony and accepted the APA Award of Merit for the Avenue of Flags Specific Plan document.

ADJOURNMENT

Chair Heedy adjourned the meeting at 7:50 p.m. The next regular meeting of the Planning Commission will be held on Thursday, June 6, 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.