

CITY OF BUELLTON

PLANNING COMMISSION MEETING MINUTES

May 21, 2020 – 6:00 p.m.

City Council Chambers, 140 West Highway 246
Buellton, California

CALL TO ORDER

Chair Hammel called the meeting to order at 6:03 p.m.

PLEDGE OF ALLEGIANCE

Commissioner Blokdyk led the Pledge of Allegiance (via telephone)

ROLL CALL

Present: Commissioners Bob Blokdyk (via telephone), Dan Heedy (via telephone), Aaron Liggett (via telephone), Vice Chair Marcilo Sarquilla (via telephone), and Chair Patty Hammel

Staff: Planning Director Andrea Keefer (via telephone)
Contract City Planner Irma Tucker (via telephone)
Public Works Director Rose Hess
Assistant Planner Cara Meche
Staff Assistant/Planning Technician Clare Barcelona

Chair Hammel and the Commission welcomed Aaron Liggett to the Planning Commission.

REORDERING OF AGENDA

None

PRESENTATIONS

None

APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of February 6, 2020

MOTION:

Commissioner Blokdyk moved and Vice Chair Sarquilla seconded the motion to approve the Minutes of February 6, 2020

VOTE:

Motion passed with a 4-0 roll call vote with abstention by Commissioner Liggett due to his absence from the meeting.

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

Chair Hammel explained the procedures for teleconferencing the public hearings with the Commission.

2. **Resolution No. 20-02 – “A Resolution of the Planning Commission of the City of Buellton, California, Considering Recommendations to the City Council on Revisions to Title 19 (Zoning) of the Buellton Municipal Code (20-ZOA-02) Relating to Electric Vehicle Charging Station Permit Expediting, Amending Sections 19.02.030 and 19.12.020, Adding Section 19.06.280, and Making Findings in Support Thereof”**

RECOMMENDATION:

That the Planning Commission consider the adoption of Resolution No. 20-02 – “A Resolution of the Planning Commission of the City of Buellton, California, Considering Recommendations to the City Council on Revisions to Title 19 (Zoning) of the Buellton Municipal Code (20-ZOA-02) Relating to Electric Vehicle Charging Station Permit Expediting, Amending Sections 19.02.030 and 19.12.020, Adding Section 19.06.280, and Making Findings in Support Thereof”

STAFF REPORT:

Assistant Planner Cara Meche presented the staff report.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

SPEAKERS/DISCUSSION:

Chair Hammel opened the public hearing at 6:15 p.m. There being no speakers, Chair Hammel closed the public hearing at 6:15 p.m.

MOTION:

Commissioner Blokdyk moved and Vice Chair Sarquilla seconded the motion to approve Resolution No. 20-02 – “A Resolution of the Planning Commission of the City of Buellton, California, Considering Recommendations to the City Council on Revisions to Title 19 (Zoning) of the Buellton Municipal Code (20-ZOA-02) Relating to Electric Vehicle Charging Station Permit Expediting, Amending Sections 19.02.030 and 19.12.020, Adding Section 19.06.280, and Making Findings in Support Thereof”

VOTE:

Motion passed with a 5-0 roll call vote.

3. **Resolution No. 20-03 - “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Development Plan Modification (20-DPM-01) to the Previously-Approved Final Development Plan (14-FDP-02) for the Village Senior Apartments Project Located at the Northeast Corner of Highway 246 and McMurray Road, Assessor’s Parcel Number 137-790-008, and Making Findings in Support Thereof”**

RECOMMENDATION:

That the Planning Commission consider the adoption of Resolution No. 20-03 - “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Development Plan Modification (20-DPM-01) to the Previously-Approved Final Development Plan (14-FDP-02) for the Village Senior Apartments Project Located at the Northeast Corner of Highway 246 and McMurray Road, Assessor’s Parcel Number 137-790-008, and Making Findings in Support Thereof”

STAFF REPORT:

Assistant Planner Cara Meche presented the staff report.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

SPEAKERS/DISCUSSION:

Assistant Planner Cara Meche introduced the project team; Jim Bizzelle, Senior Project Manager for Cabrillo Economic Development Corporation (CEDC); Eduardo Espinoza, Director of Real Estate Development and Manuel Salazar, Architect, Y&M Architects.

Planning Director Keefer informed the Commission of an additional condition; Surety for Affordable Development. In the event that building permits are not obtained by November 1, 2020, the applicant shall, at its option, either (a) post a cash deposit or surety in the amount of \$2,200,500.00 or (b) enter into and record a regulatory agreement in favor of the City restricting the use of the property to low income occupancy (other than one manager’s unit) no later than December 1, 2020, in satisfaction of Condition of Approval No. 109 of Final Development Plan No. 14-FDP-03 as identified in City Council Resolution No. 14-21. Any deposit or surety is to be released to the applicant when building permits are issued for the project, or released to the City in 2 years, whichever occurs first.

The Commission discussed the following:

- Require that the developer revise the plans to show a three-story building situated on the west portion of the site and a two-story building on the east portion of the site;
- Location of the parking lot;
- Some of the proposed trees are not on the City's approved tree list and will not survive in Buellton

Jim Bizzelle, Applicant, Senior Project Manager at Cabrillo Economic Development Corporation, thanked staff for their help in processing the application. He went on to give an explanation for the increased density and stated he is available for any questions.

Commissioner Heedy asked what size trees will be planted initially. Manuel Salazar, Architect, answered that the trees will be 24 inch box trees and stated that the lighting and tree planting will be coordinated so that one does not interfere with the other.

Commissioner Blokdyk asked for clarification on the parking lot lighting. Mr. Salazar confirmed that the lighting will be dark-sky friendly.

Commissioner Liggett had a question regarding type of trees that will be used for screening. Mr. Salazar stated that he will look into using non-deciduous trees.

Chair Hammel had questions regarding the use of solar panels, undergrounding of utilities, the proposed number of ADA parking spaces and lack of an elevator in the 2-story building.

Mr. Salazar responded that they will be working with a solar consultant to provide solar panels which will be shown on the building plans, confirmed that all utilities will be underground, the number of ADA parking spaces complies with California Building Code requirements and only one elevator is proposed due to cost constraints.

Mr. Salazar addressed the suggestion to move the parking lot to the south of the project and stated it is not feasible due to the location of an existing utility structure.

Chair Hammel opened the public hearing at 7:04 p.m.

Chair Hammel read into the record comment letters from the following Buellton residents:

- Susan Perry, expressed concerns regarding parking and density.
- Justin Greene, expressed concerns regarding parking, lighting and density.

The following Buellton residents in their submitted comment letters spoke against the placement of the 3-story building on the east side of the lot:

- Jake Kalkowski
- Larry Rankin
- Gayle Mercado
- Jacky Green
- Oscar Sanchez

Chair Hammel closed the public hearing at 7:15 p.m.

MOTION:

Commissioner Blokdyk moved and Vice Chair Sarquilla seconded the motion to approve Resolution No. 20-03 - “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Development Plan Modification (20-DPM-01) to the Previously-Approved Final Development Plan (14-FDP-02) for the Village Senior Apartments Project Located at the Northeast Corner of Highway 246 and McMurray Road, Assessor’s Parcel Number 137-790-008, and Making Findings in Support Thereof” with the additional and modified conditions proposed in the draft resolution, a condition that evergreen trees be used in the parking lot and the added affordable housing condition.

VOTE:

Motion passed with a 4-0 roll call vote.

OTHER BUSINESS

None

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

Commissioner Heedy suggested that a definition outlining the requirement for a development plan modification versus a new final development plan be defined in the City’s Municipal Code.

PLANNING DIRECTOR REPORT

Planning Director Keefer updated the Commission on upcoming projects and long range projects including updates to the Land Use and Circulation Elements of the General Plan.

ADJOURNMENT

Chair Hammel adjourned the meeting at 7:32 p.m. The next regular meeting of the Planning Commission will be held on Thursday, June 4, 2020 at 6:00 p.m.

Chair Patty Hammel

ATTEST:

Clare Barcelona, Planning Commission Secretary

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