

CITY OF BUELLTON

PLANNING COMMISSION MEETING MINUTES

Regular Meeting of June 15, 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 Padilla led the Pledge of Allegiance

ROLL CALL

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

Staff: City Manager Marc Bierdzinski
Assistant Planner Andrea Keefer
Contract City Planner Irma Tucker
Staff Assistant/Planning Technician Clare Barcelona

REORDERING OF AGENDA

None

PRESENTATIONS

None

APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of June 1, 2017

MOTION:

Vice Chair Dunstan moved and Commissioner Padilla seconded the motion to approve the Minutes of June 1, 2017.

VOTE:

Motion passed with a 4-0 voice vote.

PUBLIC COMMENTS

Finn Runge, 546 Blue Blossom Way, Buellton, inquired as to the status of the commuter parking lot planned on the north end of Buellton.

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARING

- 2. **Resolution No. 17-08 – “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Lot Line Adjustment (17-LLA-01) between Lot 8 and Lot 9 of Tract 31,057, Located at the Southern Portion of the Vineyard Village Townhomes Property and Making Findings in Support Thereof”**

Chair Mercado 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:

Vice Chair Dunstan opened the Public Hearing at 6:07 p.m.

Michael Flynn, Agent for the Applicant, clarified the need for the lot line adjustment.

Philip Reed, 35 Zaca Street, Buellton, commented on the City’s lot line adjustment process.

Vice Chair Dunstan closed the Public Hearing at 6:10 p.m.

MOTION:

Vice Chair Dunstan moved and Commissioner Padilla seconded the motion to adopt Resolution No. 17-08 – “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Lot Line Adjustment (17-LLA-01) between Lot 8 and Lot 9 of Tract 31,057, Located at the Southern Portion of the Vineyard Village Townhomes Property and Making Findings in Support Thereof”

VOTE:

Motion passed with 3-0 roll call vote.

Chair Mercado returned to the Dais at 6:11 p.m.

3. Resolution No. 17-07 – “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Development Plan Modification (17-DPM-02) to two Previously-Approved Final Development Plans, 16-FDP-04 and 95-FDP-06, to Add Condition(s) Related to Amplified Music at the Flying Flags RV Resort Located at 180 Avenue of Flags (Assessor’s Parcel Number 137-200-085 and 137-200-086), 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 6:17 p.m.

Staff explained that the item was staff initiated due to resident complaints.

Terese Kokorowski, Buellton, stated she has approached the Planning Commission and the City Council regarding this issue in the past. She is concerned that unregulated amplified music events will continue and possibly increase at Flying Flags Resort disturbing the peace and quiet of the neighborhood. She asked the Commission to consider limiting the number of amplified events, reduce the use of amplifiers and drums on the pool patio area and notify residents in advance of large events.

City Manager Marc Bierdzinski entered into the record a letter of support from the Buellton Chamber of Commerce suggesting potential mitigating conditions.

Dominic Pugliese, General Manager, Flying Flags Resort, stressed the importance of being a good neighbor and is willing to implement music restrictions such as time limits, allowing smaller acoustic groups only on the pool patio, decibel monitoring and notifying neighbors of large events.

Patricia Roether, Buellton, spoke in support of the music at Flying Flags and stated that it has never been a nuisance.

Stan Kokorowski, Buellton, read into the record a letter from Jerry Long stating his concerns regarding loud music coming from the Flying Flags Resort and offered several suggestions for reducing the impact on the neighborhood.

Dan Baumann, Former Manager, Flying Flags Resort, apologized for not keeping his commitment to keeping the music down at the most recent event. Mr. Baumann clarified the location of the two event areas.

Michael Roberts, Buellton, spoke in support of music at Flying Flags Resort.

Chair Mercado closed the Public Hearing at 6:37 p.m.

The Commission discussed possible conditions such as:

- Allowing acoustic instruments only on small pool patio
- Limiting days and times music is allowed
- Monitoring decibel levels
- Possibility of a sound barrier
- Send notification to residents of Rancho de Maria announcing large events

MOTION:

Commissioner Padilla moved and Vice Chair Mercado seconded the motion to adopt Resolution No. 17-07 – “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Development Plan Modification (17-DPM-02) to two Previously-Approved Final Development Plans, 16-FDP-04 and 95-FDP-06, to Add Condition(s) Related to Amplified Music at the Flying Flags RV Resort Located at 180 Avenue of Flags (Assessor’s Parcel Number 137-200-085 and 137-200-086), and Making Findings in Support Thereof” with the added conditions of imposing time limits of 9:00 p.m. in the winter and 10:00 p.m. in the summer months, no drums or bass instruments allowed on the pool patio area, monitoring the decibel levels, notifying Rancho De Maria residents of large events and provide contact information to the residents of Rancho De Maria.

VOTE:

Motion passed with a 3-0 roll call vote.

Commissioner Heedy returned to the Dais at 6:40 p.m.

OTHER BUSINESS

4. Preliminary Review of Central Avenue Homes

STAFF REPORT:

Assistant Planner Andrea Keefer presented the staff report.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

DISCUSSION/SPEAKERS:

The Commission commented on the incompleteness and lack of detail on the submitted plans and instructed the applicant to provide more details on 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 7:30 p.m. to the next regular scheduled meeting of the Planning Commission to be held July 6, 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.