

CITY OF BUELLTON

PLANNING COMMISSION MEETING MINUTES

July 19, 2018 – 6:00 p.m.

City Council Chambers, 140 West Highway 246
Buellton, California

CALL TO ORDER

Commissioner Padilla called the meeting to order 6:00 p.m.

PLEDGE OF ALLEGIANCE

Commissioner Hammel led the Pledge of Allegiance

ROLL CALL

Present: Commissioners Patty Hammel, Joe Padilla and Marcilo Sarquilla

Absent: Vice Chair Dan Heedy (excused) & Chairman Brian Dunstan

Staff: City Manager Marc Bierdzinski
Planning Director Andrea Keefer
Public Works Director Rose Hess
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 7, 2018

MOTION:

Commissioner Hammel moved and Commissioner Sarquilla seconded the motion to approve the Minutes of June 7, 2018.

VOTE:

Motion passed with a 2-0 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

2. **Resolution No. 18-05 - “A Resolution of the Planning Commission of the City of Buellton, California, Recommending City Council Approval of a Final Development Plan (17-FDP-02) and Tentative Tract Map (TTM 31060) for The Central Homes Project Located on the North East Corner of First Street and Central Avenue, Assessor’s Parcel Numbers 099-283-005, 099-283-006 and 099-283-007 and Making Findings in Support Thereof”**

STAFF REPORT:

Planning Director Keefer presented the staff report.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

RECOMMENDATION:

That the Planning Commission consider the adoption of Resolution No. 18-05 - “A Resolution of the Planning Commission of the City of Buellton, California, Recommending City Council Approval of a Final Development Plan (17-FDP-02) and Tentative Tract Map (TTM 31060) for The Central Homes Project Located on the North East Corner of First Street and Central Avenue, Assessor’s Parcel Numbers 099-283-005, 099-283-006 and 099-283-007 and Making Findings in Support Thereof”

DISCUSSION/SPEAKERS:

The Commission discussed the inconsistencies and missing details in the submitted plans. Commissioner Padilla thanked the applicant and stated that the project is moving in the right direction but would favor a continuance of the Public Hearing in order to have a complete submittal package.

Michael Kim, Applicant, addressed the Commission stating that the bright blue color shown on the elevations will be changed to a softer blue. Mr. Kim questioned the alley widening and was told it is a fire department condition.

Commissioner Padilla opened the Public Hearing at 6:50 p.m.

Peggy Brierton, Buellton, spoke in favor of the project and agrees that the plans are inconsistent and lacking detail. She gave the following suggestions to the Applicant:

- Provide some individual interest to the two homes facing First Street as they seem to mirror each other;
- Provide drought tolerant plants and more detail in the landscaping;
- Provide fencing between each home;
- Provide a crosswalk

Ms. Brierton provided a handout to the Commission with landscape suggestions.

Judy Pedersen, Buellton, representing her neighbors, Keith and Judy Hinchcliffe, stated their concerns regarding parking on Central Avenue and the lack of public sidewalks.

Ms. Pedersen asked if street lights are being proposed as part of the project and commented on the lack of public sidewalks in the project area.

The Commission discussed continuing the Public Hearing to September in order for the Applicant to make the corrections noted in the staff report and adding the following conditions:

- Add a streetlight
- Install story poles 30 days prior to the next public hearing
- Change the south elevations to make the homes look less identical
- Add fencing to the north boundary wall (6ft. split face block)
- Change the layout of the color scheme to add variety
- Use a softer blue color on the homes with proposed blue siding

MOTION:

Commissioner Padilla moved and Commissioner Hammel seconded the motion to continue the Public Hearing to the regular Planning Commissioner meeting scheduled for September 6, 2018.

VOTE:

Motion passed with a 3-0 voice vote.

OTHER BUSINESS

None

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

None

PLANNING DIRECTOR REPORT

Planning Director Keefer updated the Commission on the status of various projects including the Live Oak Lanes Public Hearing scheduled for August 2, 2018.

City Manager Bierdzinski announced that to date eight applicants have applied for the five open City Council seats.

ADJOURNMENT

Commissioner Padilla adjourned the meeting 7:20 p.m. to the next regular scheduled meeting of the Planning Commission to be held August 2, 2018 at the City Council Chambers, 140 West Highway 246, Buellton.

Joe Padilla, Planning Commissioner

ATTEST:

Clare Barcelona, Planning Commission Secretary

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