

# CITY OF BUELLTON

## PLANNING COMMISSION MEETING MINUTES

**Regular Meeting of August 3, 2017 – 6:00 p.m.  
City Council Chambers, 140 West Highway 246  
Buellton, California**

### **CALL TO ORDER**

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

### **PLEDGE OF ALLEGIANCE**

Commissioner Padilla led the Pledge of Allegiance

### **ROLL CALL**

Present: Commissioners Patty Hammel, Dan Heedy, Joe Padilla  
Absent: Vice Chair Brian Dunstan  
Staff: City Manager Marc Bierdzinski  
Assistant Planner Andrea Keefer  
Contract City Planner Irma Tucker

### **REORDERING OF AGENDA**

None

### **ELECTION OF OFFICERS**

#### **1. Election of Chair and Vice Chair**

Motion by Commissioner Padilla and seconded by Commissioner Heedy to nominate Brian Dunstan to serve as Planning Commission Chairman for the remainder of calendar year 2017.

Motion passed with a 3-0 voice vote.

Motion by Commissioner Heedy and seconded by Commissioner Hammel to nominate Joe Padilla to serve as Planning Commission Vice Chair for the remainder of calendar year 2017.

Motion passed with a 3-0 voice vote.

### **PRESENTATIONS**

None

**APPROVAL OF MINUTES**

**1. Minutes of the regular Planning Commission meeting of July 6, 2017**

**MOTION:**

Commissioner Heedy moved and Vice Chair Padilla seconded the motion to approve the Minutes of July 6, 2017.

**VOTE:**

Motion passed with a 2-0 voice vote with abstention by Commissioner Hammel due to her absence from the meeting.

**PUBLIC COMMENTS**

None

**CONSENT CALENDAR**

None

**CONTINUED PUBLIC HEARINGS**

None

**NEW PUBLIC HEARING**

None

**OTHER BUSINESS**

**3. Conceptual Review of 518 Avenue of Flags Mixed Use Project**

**STAFF REPORT:**

Contract City Planner Irma Tucker presented the staff report.

**DOCUMENTS:**

Staff report with attachments as listed in the staff report.

**DISCUSSION/SPEAKERS:**

The Commission discussed the following:

- phasing of the project for the commercial and residential components
- parking requirements
- type of uses proposed; showroom, retail offices and residential
- restaurant use if proposed would be limited to 1500 square feet

Larry Rodarte, representing the Applicant, Kamran and Company, clarified that the apartment units will be rented at market rate and that the showroom will face the Avenue of Flags with the back portion of the space will be used for inventory storage.

Mr. Bierdzinski stated that the applicants have been very positive on this project in working with the City to implement the vision for the Avenue of Flags in the Specific Plan.

The Commission spoke in favor of the project and look forward to the submittal.

**WRITTEN COMMUNICATIONS**

None

**PLANNING COMMISSIONER COMMENTS**

Commissioner Heedy thanked the City for the BBQ Bonanza and stated he is fortunate to live in a city that provides a free BBQ for its residents.

Mr. Bierdzinski complimented the Rec. Department and volunteers for a successful BBQ Bonanza.

Vice Chair Padilla welcomed Commissioner Patty Hammel.

**PLANNING DIRECTOR REPORT**

City Manager Marc Bierdzinski updated the Commission the status of various projects and mentioned several upcoming projects including the Avenue of Flags Specific Plan.

**ADJOURNMENT**

Vice Chair Padilla adjourned the meeting at 6:25 p.m. to the next regular scheduled meeting of the Planning Commission to be held August 17, 2017 at the City Council Chambers, 140 West Highway 246, Buellton.

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Joe Padilla, Planning Commission Vice Chair

ATTEST:

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Clare Barcelona, Planning Commission Secretary

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