

# CITY OF BUELLTON

## PLANNING COMMISSION MEETING MINUTES

**Regular Meeting of September 7, 2017 – 6:00 p.m.  
City Council Chambers, 140 West Highway 246  
Buellton, California**

### **CALL TO ORDER**

Chair Dunstan called the meeting to order at 6:00 p.m.

### **PLEDGE OF ALLEGIANCE**

Commissioner Heedy led the Pledge of Allegiance

### **ROLL CALL**

Present: Commissioners Patty Hammel, Dan Heedy, Vice Chair Joe Padilla  
and Chairman Brian Dunstan

Staff: City Manager Marc Bierdzinski  
Assistant Planner Andrea Keefer  
Rose Hess Public Works Director  
Kent Yankee MNS Engineers  
Staff Assistant/Planning Technician Clare Barcelona

### **REORDERING OF AGENDA**

None

### **PRESENTATIONS**

None

### **APPROVAL OF MINUTES**

#### **1. Minutes of the regular Planning Commission meeting of August 3, 2017**

##### **MOTION:**

Vice Chair Padilla moved and Commissioner Heedy seconded the motion to approve the Minutes of August 3, 2017.

##### **VOTE:**

Motion passed with a 3-0 voice vote with abstention by Chair Dunstan due to his absence from the meeting.

**PUBLIC COMMENTS**

None

**CONSENT CALENDAR**

None

**CONTINUED PUBLIC HEARINGS**

None

**NEW PUBLIC HEARINGS**

- 2. **Resolution No. 17-11 – “A Resolution of the Planning Commission of the City of Buellton, California, Recommending Approval of a Mitigated Negative Declaration (17-MND-02) and Mitigation Monitoring and Reporting Program for the Avenue of Flags Specific Plan and Making Related Findings Under the California Environmental Quality Act”;**

**and**

**Resolution No. 17-12 – “A Resolution of the Planning Commission of the City of Buellton, California, Recommending Approval of the Avenue of Flags Specific Plan (17-SP-01) and Making Findings In Support Thereof”**

**STAFF REPORT:**

City Manager Marc Bierdzinski presented the staff report. Joe Dieguez, Kosmont Companies, outlined the financial component.

**DOCUMENTS:**

Staff report with attachments as listed in the staff report.

**DISCUSSION/SPEAKERS:**

The Commission discussed the following issues:

- Concerns regarding the proposed number of stop signs and that traffic calming efforts on the Avenue of Flags could increase traffic on Central Avenue and suggested that lighted flashing crosswalks be provided as alternatives to stop signs;
- Suggested continued traffic monitoring on Central Avenue;
- Concerned that too many architectural styles would look convoluted and to consider eliminating the Agrarian architectural style;
- Eliminate large vehicle parking on the northern most median;
- Prohibiting drive-through lanes for projects;
- Encourage local businesses as opposed to national chains to locate along the Avenue

Public Works Director Rose Hess and Kent Yankee, MNS Engineers, discussed various traffic calming options and stated that a baseline traffic study has been done on Central Avenue.

Chair Dunstan opened the Public Hearing at 6:51 p.m.

Peggy Brierton, Buellton, spoke in support of the proposed Specific Plan and expressed some of the same concerns as the Commission in regards to stop signs and pedestrian crossings. Ms. Brierton also discussed the following:

- Diagonal parking at median #2 in front of Vintage Walk is unsafe and suggested parallel parking;
- Favors a roundabout at the Highway 101 off-ramp and suggested the same at the Damassa and Avenue of Flags intersection;
- Architectural style should include Traditional. Art Moderne/50's Diner style was not supported in the Visioning process.
- Town Plaza should remain open without structures for events and as a gathering space;
- Incorporate wording stating no national chains, no drive through businesses and no dollar/discount stores would be allowed on the Avenue;
- Use of grants and DOR funds to improve and restore Zaca Creek and build a trail system

Ms. Brierton distributed a handout outlining her comments to the Commission.

Mr. Bierdzinski clarified that buildings are not proposed for the Town Plaza area.

Kathy Vreeland, Buellton Chamber of Commerce and Visitors Bureau, spoke in support of the Specific Plan and Art Moderne/50's Diner architectural style and agrees that the architecture should be limited to fewer styles.

Chair Dunstan closed the Public Hearing at 7:15 p.m.

**MOTION:**

Vice Chair Padilla moved and Commissioner Heedy seconded the motion to adopt Resolution No. 17-11 – “A Resolution of the Planning Commission of the City of Buellton, California, Recommending Approval of a Mitigated Negative Declaration (17-MND-02) and Mitigation Monitoring and Reporting Program for the Avenue of Flags Specific Plan and Making Related Findings Under the California Environmental Quality Act”

**VOTE:**

Motion passed with a 4-0 roll call vote.

**MOTION:**

Vice Chair Padilla moved and Commissioner Heedy seconded the motion to adopt Resolution No. 17-12 – “A Resolution of the Planning Commission of the City of Buellton, California, Recommending Approval of the Avenue of Flags Specific Plan (17-SP-01) and Making Findings in Support Thereof” with the following changes and additions:

- That the Agrarian architectural style be deleted and that only Craftsman/Bungalow and Art Moderne/50s Diner styles be allowed;

- That lighted flashing crosswalks be provided as alternatives to stop signs to minimize traffic back-ups on the Avenue so traffic is not diverted to Central (both stop signs and the lighted crosswalks will be options in the plan);
- That the large vehicle parking on the northern most median be eliminated;
- The prohibition of drive-through lanes for projects;
- A policy to encourage local and regional businesses to locate along the Avenue, as opposed to national chains;
- Continue to monitor traffic counts along Central Avenue

**VOTE:**

Motion passed with a 4-0 roll call vote.

**OTHER BUSINESS**

None

**WRITTEN COMMUNICATIONS**

None

**PLANNING COMMISSIONER COMMENTS**

None

**PLANNING DIRECTOR REPORT**

City Manager Marc Bierdzinski and Assistant Planner Andrea Keefer updated the Commission the status of various projects and mentioned several upcoming projects.

**ADJOURNMENT**

Chair Dunstan adjourned the meeting at 7:37 p.m. to the next regular scheduled meeting of the Planning Commission to be held September 21, 2017 at the City Council Chambers, 140 West Highway 246, Buellton.

---

Brian Dunstan, Planning Commission Chair

ATTEST:

---

Clare Barcelona, Planning Commission Secretary

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