

CITY OF BUELLTON

PLANNING COMMISSION MEETING MINUTES

September 17, 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 6:06 p.m. via Zoom

PLEDGE OF ALLEGIANCE

Commissioner Heedy led the Pledge of Allegiance via Zoom

ROLL CALL

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

Staff: Planning Director Andrea Keefer (via Zoom), Contract City
Planner Irma Tucker (via Zoom) and 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 20, 2020

MOTION:

Commissioner Heedy moved and Chair Hammel seconded the motion to approve the Minutes of August 20, 2020

VOTE:

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

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

- 2. **Resolution No. 20-05– “ A Resolution of the Planning Commission of the City of Buellton, California, Recommending Approval of a Final Development Plan (19-FDP-01) and Lot Line Adjustment (19-LLA-01) for the Creekside Village – Mixed Use Development Project Located at 480 Avenue of Flags, Assessor’s Parcel Number 137-170-042 & -043, and Making Findings in Support Thereof”**

Chair Hammel disclosed that she had ex parte communications with the Applicant, Brandon Mann, at the project site.

STAFF REPORT:

Contract Planner Irma Tucker presented the staff report and a power point presentation. Ms. Tucker noted revisions to Resolution No. 20-05 correcting the property owner’s name on Page 9, revising Condition #84 clarifying exterior lighting intensities and adding a new Condition #89 requiring CC&R’s.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

SPEAKERS/DISCUSSION:

Commissioner Heedy questioned the replacement housing requirement and how it affects the existing tenants.

Contract Planner Tucker answered that the existing tenants will have first rights to the affordable units. The Applicant must provide relocation assistance services with some monetary consideration.

Commissioner Liggett questioned if there was going to be a vegetative barrier between the project and the existing creek and also questioned the absence of a proposed trail. Ms. Tucker informed him that there will be a landscaped buffer along the creek and that since there is no outlet for a trail at this time interim landscaping will be provided.

Michael Holliday, Architect, provided an architectural slide presentation.

The Applicant, Brandon Mann, introduced himself via Zoom and introduced his team of Bethany Clough, Landscape Architect, Michael Holliday, Architect, Russell Garrison with Bethel Engineering and Waleed Elbavar and thanked the Commission and City Staff for allowing him the opportunity to present the project.

Commissioner Liggett had a question regarding the size of the tree grates on the sidewalks between the street and building frontage and also stated that on the proposed landscape plans it appears that a tree is blocking one of the commercial units.

Bethany Clough, Landscape Architect answered that the tree grates are not open and that you can walk over them. This is meant to be an active open area with outdoor uses and the larger trees are necessary to provide shade. She went on to state that she will research the placement of the trees as to not block the entrance to any of the businesses.

Commissioner Heedy questioned the lack of amenities for children, the amount of rent currently being paid and voiced concerns regarding displacing the current residents. He also commented that the proposed flags on the top of the building should not be flown higher than the American flag.

Brandon Mann, Applicant, clarified that the notices sent by his company to the tenants regarding the story poles and proposed project were printed in English and Spanish; and that they will research the flag issue.

Chair Hammel opened the public hearing at 8:05 p.m. and read into the record nine public comment letters.

The following letters were in support of the proposed project:

- Jack L. Collison, Esq., Solvang
- Victoria Hall-Withrow, Solvang
- Pam Gnekow, Buellton
- Nancy Emerson, Save Our Stars Committee, WE Watch, stressed the need for night-sky friendly lighting.
- Chris Pickles, Buellton
- Kathy Vreeland, Buellton

The following letters were opposed to the project:

- Lisa Melby, Buellton, cited concerns regarding displacement of the current residents.
- Wendy Solis, Buellton, cited concerns regarding the noticing being in English only and displacement of the current residents.
- Jerry Witcher, Buellton, cited concerns regarding the size of the project and potential traffic impacts.

Chair Hammel closed the public hearing at 8:17 p.m.

Brandon Mann, Applicant, replied to the comments regarding the timing of relocation of the current residents, noticing procedures and height concerns which are in compliance with the Avenue of Flags Specific Plan.

Michael Holliday, Architect, addressed the lighting concerns stating that the lighting will be dark-sky compliant.

Commissioner Heedy stated that he still has concerns regarding the displacement of the current residents and believes that the proposed \$300,000 DOR incentive fee for the height, increased density and parking is not adequate and should be increased.

The Commission concurred that this is a great project for the Avenue of Flags but still had some concerns regarding the displacement of the current residents.

MOTION:

Commissioner Blokdyk moved and Chair Hammel seconded the motion to adopt Resolution No. 20-05– “ A Resolution of the Planning Commission of the City of Buellton, California, Recommending Approval of a Final Development Plan (19-FDP-01) and Lot Line Adjustment (19-LLA-01) for the Creekside Village – Mixed Use Development Project Located at 480 Avenue of Flags, Assessor’s Parcel Number 137-170-042 & -043, and Making Findings in Support Thereof” correcting the property owner’s name on Page 9, revising Condition #84 (Light Intensities) and adding a new Condition #89 requiring CC&R’s.

VOTE:

Motion passed with a 4-1 roll call vote with Commissioner Heedy voting no.

OTHER BUSINESS

None

WRITTEN COMMUNICATIONS

None

COMMITTEE REPORTS

None

PLANNING COMMISSIONER COMMENTS

None

PLANNING DIRECTOR REPORT

Planning Director Keefer updated the Commission on the construction progress on the Avenue of Flags Median II and informed the Commission of an armed robbery in Buellton this evening with a shelter in place warning.

ADJOURNMENT

Chair Hammel adjourned the meeting at 8:34 p.m. The next regular meeting of the Planning Commission will be held on Thursday, October 1, 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.