

CITY OF BUELLTON

PLANNING COMMISSION MEETING MINUTES

October 4, 2018 – 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 Hammel led the Pledge of Allegiance

ROLL CALL

Present: Commissioners Patty Hammel, Marcilo Sarquilla and Chair Brian Dunstan

Absent: Commissioner Padilla and Vice Chair Dan Heedy

Staff: Planning Director Andrea Keefer
Staff Assistant/Planning Technician Clare Barcelona

REORDERING OF AGENDA

None

PRESENTATIONS

None

APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of September 6, 2018

MOTION:

Commissioner Sarquilla moved and Chair Dunstan seconded the motion to approve the Minutes of September 6, 2018.

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

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

RECOMMENDATION:

That the Planning Commission provide additional comments on the project plans, and continue the Public Hearing to November 1, 2018 to allow time for the applicant to finalize all corrections and rectify all remaining inconsistencies on the plans.

SPEAKERS/DISCUSSION:

Michael Kim, Applicant, distributed photos of the alley to the Commission and stated that he submitted all the necessary corrections on October 3, 2018.

Peggy Brierton, Buellton, spoke in favor of the project. She suggested replacing any grass in the landscape with drought tolerant plants and suggested adding fencing between the homes in the middle of the site to separate the patio areas.

Judy Petersen, Buellton, asked if a streetlight would be provided as part of the project. Planning Director Keefer answered that a streetlight will be required as a condition of approval.

The Commission provided the following: recommendations to the Applicant:

- Provide required missing details in the project plans and show consistency on all pages
- Provide a detailed project description
- Install fencing or alternate barrier around perimeter of the barbeque/common area to address noise concerns
- Provide separation between buildings 2 and 3 and buildings 6 and 7 where the patios face each other. Separation can be in the form of fencing, trellis or split rail fence.

MOTION:

Chair Dunstan moved and Commissioner Sarquilla seconded the motion to continue the Public Hearing to the regular Planning Commission meeting scheduled for November 1, 2018.

VOTE:

Motion passed with a 3-0 voice vote.

NEW PUBLIC HEARINGS

None

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 opening of Blenders in the Grass, a new restaurant on Highway 246; “La Tequila”, the Village Hotel project and stated that the City has submitted a grant proposal for a river trail.

ADJOURNMENT

Chair Dunstan adjourned the meeting at 6:52 p.m. to the next regular scheduled meeting of the Planning Commission to be held October 18, 2018 at the City Council Chambers, 140 West Highway 246, Buellton.

Brian Dunstan Chair

ATTEST:

Clare Barcelona, Planning Commission Secretary

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