

CITY OF BUELLTON

PLANNING COMMISSION MEETING MINUTES

Regular Meeting of October 19, 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, Marcilo Sarquilla, and
Chairman Brian Dunstan

Absent: Vice Chair Joe Padilla

Staff: City Manager Marc Bierdzinski
Public Works Director Rose Hess
Contract City Planner Irma Tucker
Assistant Planner 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 21, 2017

MOTION:

Commissioner Heedy moved and Commissioner Hammel seconded the motion to approve the Minutes of September 21, 2017.

VOTE:

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

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

None

OTHER BUSINESS

2. Preliminary Review of 518 Avenue of Flags Mixed Use Development - 17-FDP-03

STAFF REPORT:

Contract City Planner Irma Tucker presented the staff report.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

DISCUSSION/SPEAKERS:

Larry Rodarte representing the Applicant Kamran and Company, addressed the Commission regarding the elevation concerns and stated that the architectural elements remain unknown until the adoption of the Specific Plan is completed.

Mr. Bierdzinski stated there are options available in order to bring the building elevation down to street level along the Avenue of Flags.

Ruben Burrola, Architect, informed the Commission that the color elevations will be revised to reflect the correct street level elevation and that the architecture will reflect the Specific Plan requirements.

The Commission gave input to the Applicant on the following:

- Possibly reduce the number of driveways into the project site along Second Street;
- Bring the building elevation down to street level along the Avenue of Flags to create a more walkable environment;
- Re-work the architectural design to be consistent with the Avenue of Flags Specific Plan once adopted.

- Parking lot circulation including loading and unloading zones;
- Incorporate a courtyard element

City Manager Bierdzinski informed the Commission that staff will meet with the Applicant to discuss changes to the project once the Specific Plan is adopted.

3. Parking Standards Research and Recommendations for Restaurant Uses

STAFF REPORT:

Assistant Planner Andrea Keefer presented the staff report.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

DISCUSSION/SPEAKERS:

The Commission discussed the various comparisons presented by staff and favored 1 parking space per 250 S.F. of building space with an added calculation for the number of employees.

The Commission directed staff to research the number of parking spaces designated by the square footage in public vs. non-public areas.

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

Commissioner Heedy shared that he has received notices from Figueroa Mountain Brewery notifying residents of Rancho de Maria in advance of upcoming outdoor music events.

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.

Chair Dunstan questioned the jags in the striping on the recently paved Highway 246 at Industrial Way.

Public Works Rose Hess answered that the offset striping was done to accommodate bike lanes and shoulder parking and noted that guide stripes have been added through the intersection.

ADJOURNMENT

Chair Dunstan adjourned the meeting at 7:20 p.m. to the next regular scheduled meeting of the Planning Commission to be held November 2, 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.