

CITY OF BUELLTON

PLANNING COMMISSION MEETING MINUTES

December 19, 2019 – 6:00 p.m.

City Council Chambers, 140 West Highway 246
Buellton, California

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Commissioner Blokdyk led the Pledge of Allegiance

ROLL CALL

Present: Commissioners Bob Blokdyk, Marcilo Sarquilla, Vice Chair Patty Hammel and Chair Dan Heedy

Staff: Planning Director Andrea Keefer
Contract City Planner Irma Tucker
Staff Assistant Clare Barcelona

REORDERING OF AGENDA

None

PRESENTATIONS

None

APPROVAL OF MINUTES

2. Minutes of the regular Planning Commission meeting of November 7, 2019

MOTION:

Vice Chair Hammel moved and Chair Heedy seconded the motion to approve the Minutes of November 7, 2019.

VOTE:

Motion passed with a 3-0 voice 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

None

OTHER BUSINESS

2. Preliminary Review of “Creekside Village” Mixed-Use Project (19-FDP-01 and 19-LLA-01); 480 Avenue of Flags

RECOMMENDATION:

That the Planning Commission provide direction to the Applicant and Staff on the proposed project plans.

STAFF REPORT:

Contract Planner Tucker presented the staff report.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

SPEAKERS/DISCUSSION:

Brandon Mann, Applicant, MB Development Company, addressed the changes to the project including design, amenities and additional landscaping. He stated that the proposed density is crucial to the success of the project and that this is the first project to take advantage of the Development Opportunity Reserve (DOR) program and hopes it will be a catalyst for future development on the Avenue of Flags.

Michael Holladay, Architect, DMHA, spoke on the architectural features of the proposed project.

Chair Heedy stated that he still has concerns regarding the density, parking and parking lot safety. He is in favor of the added amenities and suggested providing some kid friendly options in addition to providing public bike racks and electric car chargers. He suggested that the incentives offered back to the City are sufficient to cover the incentives that are being requested.

Vice Chair Hammel appreciates the Art Deco details and asked for an elevation that shows the natural lighting provided throughout the structure. Michael Holliday stated that he can provide a 3D computer model to the Commission with these details. Ms. Hammel stated that she still has concerns with the density and shortage of parking and hopes that these issues can be appropriately addressed through the DOR program.

Commissioner Sarqulla stated he likes the openness of the project.

Commissioner Blokdyk favors the project and likes the high density stating that it fits the location on the Avenue of Flags. He suggested that tree grates be installed around the proposed trees.

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

None

PLANNING DIRECTOR REPORT

Planning Director Keefer updated the Commission on various projects and stated that the bowling alley has received a Zoning Clearance and plans have been submitted to the County for building permit issuance.

ADJOURNMENT

Chair Heedy adjourned the meeting at 7:35 p.m. The next regular meeting of the Planning Commission will be held on Thursday, January 2, 2020 at 6:00 p.m.

Chair Dan Heedy

ATTEST:

Clare Barcelona, Planning Commission Secretary

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