

CITY OF BUELLTON

PLANNING COMMISSION MEETING MINUTES

December 20, 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 6:03 p.m.

PLEDGE OF ALLEGIANCE

Commissioner Padilla led the Pledge of Allegiance

ROLL CALL

Present: Commissioners Joe Padilla, Marcilo Sarquilla Vice Chair Dan Heedy and Chair Brian Dunstan

Absent: Commissioner Patty Hammel

Staff: Planning Director Andrea Keefer
City Manager Marc Bierdzinski
Public Works Director Rose Hess
Contract City Planner Irma Tucker
Staff Assistant/Planning Technician Clare Barcelona

REORDERING OF AGENDA

None

PRESENTATIONS

1. Presentation to out-going Commissioners Brian Dunstan and Joe Padilla

Vice Chair Heedy presented out-going Commissioner Joe Padilla and out-going Chairman Brian Dunstan commemorative mugs in appreciation of their 4 years of service on the Buellton Planning Commission.

APPROVAL OF MINUTES

2. Minutes of the regular Planning Commission meeting of November 15, 2018

MOTION:

Vice Chair Heedy moved and Commissioner Sarquilla seconded the motion to approve the Minutes of November 15, 2018.

VOTE:

Motion passed with a 2-0 voice vote with abstention by Commissioner Padilla and Chair Dunstan due to their absence from the meeting.

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

- 3. Resolution No. 18-09 – “A Resolution of the Planning Commission of the City of Buellton, California, Recommending to the City Council the Approval of a One-Year Time Extension (18-TE-01) Request for Conditional Use Permit (12-CUP-01) and Tentative Tract Map (TTM 31056) for the Meritage Senior Living Project, Located on Jonata Park Road (Assessor Parcel Numbers 099-400-064, 099-400-065 and 099-400-069 (offsite portion)), and Making Findings in Support Thereof”**

STAFF REPORT:

Planning Director Keefer presented the staff report

RECOMMENDATION:

That the Planning Commission consider the adoption of Resolution No. 18-09, “A Resolution of the Planning Commission of the City of Buellton, California, Recommending to the City Council the Approval of a One-Year Time Extension (18-TE-01) Request for Conditional Use Permit (12-CUP-01) and Tentative Tract Map (TTM 31056) for the Meritage Senior Living Project, Located on Jonata Park Road (Assessor Parcel Numbers 099-400-064, 099-400-065 and 099-400-069 (offsite portion)), and Making Findings in Support Thereof”.

SPEAKERS/DISCUSSION:

Vice Chair Heedy had a question regarding the time extension process.

Chair Dunstan opened the Public Hearing at 6:10 p.m.

Larry Rankin, Buellton spoke in favor the project.

Mark Edwards, representing the Applicant, stated that there has been increased interest in the project and hopes to move the project forward in the near future.

Chair Dunstan closed the Public Hearing at 6:13 p.m.

MOTION:

Chair Dunstan moved and Commissioner Padilla seconded the motion to adopt Resolution No. 18-09, “A Resolution of the Planning Commission of the City of Buellton, California, Recommending to the City Council the Approval of a One-Year Time Extension (18-TE-01) Request for Conditional Use Permit (12-CUP-01) and Tentative Tract Map (TTM 31056) for the Meritage Senior Living Project, Located on Jonata Park Road (Assessor Parcel Numbers 099-400-064, 099-400-065 and 099-400-069 (offsite portion)), and Making Findings in Support Thereof”.

VOTE:

Motion passed with a 4-0 roll call vote.

4. **Resolution No. 18-07 – “A Resolution of the Planning Commission of the City of Buellton, California, Approving an Addendum to the Oak Springs Village Specific Plan Final Environmental Impact Report for the Development of the Cambria Hotel and Boutique Hotel Project, Located on Assessor’s Parcel Number 137-790-001, and Making Findings in Support Thereof”**

And

Resolution No. 18-08 – “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Final Development Plan (18-FDP-02) and Tentative Parcel Map (TPM 31062) for the Cambria Hotel and Boutique Hotel Project Located Between McMurray Road and Valley Vineyard Circle, Assessor’s Parcel Number 137-790-001, and Making Findings in Support Thereof”

STAFF REPORT:

Planning Director Keefer presented the staff report

RECOMMENDATION:

That the Planning Commission consider the adoption of Resolution No. 18-07 – “A Resolution of the Planning Commission of the City of Buellton, California, Approving an Addendum to the Oak Springs Village Specific Plan Final Environmental Impact Report for the Development of the Cambria Hotel and Boutique Hotel Project, Located on Assessor’s Parcel Number 137-790-001, and Making Findings in Support Thereof”

And

Resolution No. 18-08 – “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Final Development Plan (18-FDP-02) and Tentative Parcel Map (TPM 31062) for the Cambria Hotel and Boutique Hotel Project Located Between McMurray Road and Valley Vineyard Circle, Assessor’s Parcel Number 137-790-001, and Making Findings in Support Thereof”

SPEAKERS/DISCUSSION:

Vice Chair Heedy asked the status of the proposed street widening of McMurray Road.

Public Works Director Rose Hess answered that negotiations with property owners is underway and hopefully improvements can start in the year 2021.

City Manager Bierdzinski stated that the City is working on truck parking options with local property owners.

The Commission discussed the following:

- Sidewalk improvements will be required as Condition of Approval;
- Parking requirements and concerns regarding the lack of adequate parking for events;
- The option of a left turn lane on McMurray Road accessing the project site;
- Condition #87, use of the outdoor event space and outdoor music;
- The need for a Temporary Use Permit for outdoor events and parking provisions;
- The possibility of requiring a one year review period to monitor outdoor events for noise and parking concerns;

Chair Dunstan opened the Public Hearing at 6:59 p.m.

Thom Jess, Arris Studio Architects, addressed the Commission and pointed out the elevation enhancements. He disagrees with Staff that a sidewalk is required per the Specific Plan and stated that the additional landscaping is a benefit to the project. Adding a sidewalk would detract from the effect of the landscaping. He stated that Condition #87 is difficult to accept as written and requested re-wording of Condition #87. He went on to state that the required parking is adequate based on a standard parking ratio of 0.8 spaces per room.

Chris Atkinson, Pacific Property Partners, clarified the reason for the lot split is that each lot is separately owned. Mr. Atkinson outlined the intent of the outdoor meeting space as a place where various groups and local organizations can hold meetings in a non-traditional meeting space.

Jim Flagg, The Hampton Inn, welcomed the Applicant and cautioned that under parking at the project site could be an issue and to seriously consider the parking concerns.

Peggy Brierton, Buellton, thanked the Commission for addressing her concerns and asked if bike lanes or sharrows will be provided in the future. Public Works Director Hess stated that no bike lanes or sharrows are proposed at this time.

Chair Dunstan closed the Public Hearing at 7:30 p.m.

The Commission spoke in favor of the project but voiced concerns regarding parking and directed Staff to re-word Condition #87 regarding the event space.

MOTION:

Chair Dunstan moved and Commissioner Padilla seconded the motion to adopt Resolution No. 18-07 – “A Resolution of the Planning Commission of the City of Buellton, California, Approving an Addendum to the Oak Springs Village Specific Plan

Final Environmental Impact Report for the Development of the Cambria Hotel and Boutique Hotel Project, Located on Assessor's Parcel Number 137-790-001, and Making Findings in Support Thereof"

VOTE:

Motion passed with a 4-0 roll call vote.

MOTION:

Chair Dunstan moved and Vice Chair Heedy seconded the motion to adopt Resolution No. 18-08 – "A Resolution of the Planning Commission of the City of Buellton, California, Approving a Final Development Plan (18-FDP-02) and Tentative Parcel Map (TPM 31062) for the Cambria Hotel and Boutique Hotel Project Located Between McMurray Road and Valley Vineyard Circle, Assessor's Parcel Number 137-790-001, and Making Findings in Support Thereof" bringing back Condition #87 and adding to Condition #80 that the South East elevation for the Cambria Hotel shall show the change in material consistent with that shown on the 3-D rendering provided.

VOTE:

Motion passed with a 4-0 roll call vote.

OTHER BUSINESS

None

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

Vice Chair Heedy expressed concerns regarding Flying Flags Resort employee parking spilling over into the Rancho de Maria housing tract creating a dangerous situation on Shadow Mountain Drive.

Commissioner Padilla and Chairman Dunstan thanked staff and the Commission for the support given to them during their tenure on the Planning Commission.

PLANNING DIRECTOR REPORT

Planning Director Keefer updated the Commission on the status of various projects including the Village Senior Housing development.

ADJOURNMENT

Chair Dunstan adjourned the meeting at 7:55 p.m. to the next regular scheduled meeting of the Planning Commission to be held January 3, 2019 at the City Council Chambers, 140 West Highway 246, Buellton, CA.

Vice Chair Dan Heedy

ATTEST:

Clare Barcelona, Planning Commission Secretary

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