

CITY OF BUELLTON

PLANNING COMMISSION MEETING MINUTES

Regular Meeting of December 3, 2015 – 6:00 p.m.
City Council Chambers, 140 West Highway 246
Buellton, California

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Vice Chair Mercado led the Pledge of Allegiance

ROLL CALL

Present: Commissioners Brian Dunstan, Dan Heedy, Joe Padilla, Vice Chair Art Mercado and Chair Foster Reif

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

REORDERING OF AGENDA

None

PRESENTATIONS

None

APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of November 19, 2015

MOTION:

Vice Chair Mercado moved and Chair Reif seconded the motion to approve the Minutes of November 19, 2015.

VOTE:

Motion passed by a 5-0 voice vote.

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

None

OTHER BUSINESS

2. Conceptual Review – Riverview Villas

RECOMMENDATION:

That the Planning Commission review and provide comments to the applicant regarding the project.

DOCUMENTS:

Planning Department Staff Report with attachments (Vicinity Map/Zoning Map, Project Description, Concept Plans)

STAFF REPORT:

City Manager Marc Bierdzinski presented the staff report noting that this is a conceptual review and no formal submission has been received.

SPEAKERS/DISCUSSION:

Public Works Director, Rose Hess, addressed concerns regarding the proximity of the project to one of the City’s water treatment plants and stated that mitigation measures and upgrades would be necessary.

Kerry Moriarty, Applicant, introduced the project; a 75 unit residential apartment complex stating that quality affordable rental housing is needed in Buellton.

Detlev Peikert, Architect with RRM Group, presented a slide presentation highlighting the design details of the project.

The Commission discussed the following issues:

- Density is 25 units per acre
- Access roads
- Noise abatement and traffic concerns
- Onsite managers

- River setbacks
- Studies that would be required: traffic, noise and biology

The Commission offered the following suggestions:

- Make the interior corridors more welcoming, less dorm like
- Requested a detailed landscape plan
- Requested an enhanced diagram of the pedestrian flow through the project
- Show location of bike racks on plans
- Show trail easement on plans
- Break up the roof lines

All Commissioners spoke in support of the proposed project and look forward to the submittal.

3. **Avenue of Flags Specific Plan Workshop**

RECOMMENDATION:

That the Planning Commission provide comments and ideas regarding The Avenue of Flags Specific Plan, to be forwarded to the City Council for review and discussion during a Workshop to be scheduled for February 2016. This is an information item; no formal action is required.

DOCUMENTS:

Planning Department Staff Report with attachments (The Avenue of Flags – Urban Design Concept Plan, Planning Principles, Economic Development Factors)

STAFF REPORT:

City Manager Marc Bierdzinski and Contract Planner Irma Tucker presented the staff report and introduced the Project Team.

SPEAKERS/DISCUSSION:

The workshop was broken up into 3 sections:

- Introduction and background
- Presentation of concept plan
- Further discussion and next steps

The Commission discussed and provided input to the Project Team on the following issues:

- Traffic and circulation
- Parking
- Medians
- Design
- Economic Development

A detailed summary of the Commissions comments is attached.

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

None

PLANNING DIRECTOR REPORT

City Manager Bierdzinski updated the Commission on the status of various projects including the opening of Starbucks and the Live Oak Lanes appeal which will be heard by the City Council on January 28, 2016 and announced that the January 7, 2016 Planning Commission meeting will be cancelled.

ADJOURNMENT

Chair Reif adjourned the meeting at 9:20 p.m. to the next regular scheduled meeting of the Planning Commission to be held January 21, 2016 at the City Council Chambers, 140 West Highway 246, Buellton.

Foster Reif, Planning Commission Chair

ATTEST:

Clare Barcelona, Planning Commission Secretary

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

AOF Planning Commission Workshop - 12-3-15 Summary of Comments

I. GENERAL COMMENTS (from Planning Commission)

A. Traffic & Circulation

1. Traffic Speed. Concerned it may not be possible to slow traffic down to 15 MPH as planned because freeway off-ramp is fast
2. Need even narrower streets. Love the feel of Lancaster, but don't think we achieve that here.
3. Roundabout at freeway off-ramp is good. Roundabout at Damassa is bad – do not want.
4. Street concept as shown is good. [Generally existing configuration, with one “sharrow” lane in each direction]

B. Parking

1. Angle parking. If everyone is backing out onto the road, there would be conflicts with traffic and parking backing out on the other side
2. Having a roll curb into the median would be helpful. Need a break at the end of the road to parking. No painting/stripping on the road; or lower key striping, possibly texture/color change using bricks instead of paint
3. Inlaid bricks, no curbs. Please.
4. Stretch out the parking more and make people walk. We have the space.

C. Medians

1. Unsure there will be real business opportunities within the medians. Need to have larger buildings if possible in the medians than shown.
2. Foster Reif doesn't like the concept in Median 2. Needs to be a better transition between parking and uses in the median. Doesn't like removable planters. Would be willing to give up some parking to make the angle parking on the median be easier to read and more attractive. Doesn't like all the parking striping in the median. Permanent trees would be good. How about making a parking area, without all the prominent stripes.
3. More seating options in the event space.
4. Reif likes the cafe and piazza concept.
5. The 3500-foot visitor center concept is too big.
6. Reif doesn't like a large building in the middle of the median...would rather see two or three smaller buildings... Others on the Commission like the monument quality of having a single large building.
7. Reif and Heedy would rather spread the larger buildings from south toward the north. Some might put the barn in Median 2, not Median 4, to spread more activity along the Avenue. The art barn located in Median 4 would block the visual of the Avenue driving north from Highway 246.
8. Don't want a gazebo like the one in Solvang--we need the gazebo to look different if we have one. Emphatic. Don't want no Solvang in this here town...
9. Shading and wind protection on the amphitheater is good.

10. "Art barn" is really an "event barn", and it's good, could also be used for farmer's market.
 11. Using the median for public spaces is good in concept.
- D. Design
1. Too many architectural styles on the Avenue--6 might be too many
 2. Form-based code might be a good tool for all of Buellton, not just the Avenue
- E. Economic Development
1. Include incentives from the mixed use regulations in the mix among those that should be included in the Specific Plan
 2. Kosmont team to weigh in on where to put uses in medians, from an economic development perspective.
 3. On empty lots, show potential density and incentive-ization

II. SUMMARY OF CONSENSUS ITEMS

- A. Yes - **Road Alignment and Circulation** as proposed; generally existing configuration, with one "sharrow" lane in each direction
- B. Yes - **Roundabout at freeway off-ramp** is good; to be pursued in future phase pending discussions with Caltrans
- C. No - **Roundabout at Damassa** – do not want
- D. Yes – Use of **medians for public spaces** is good in concept, with some modifications
- E. Yes – **Form-Based Code** is desired