

CITY OF BUELLTON

PLANNING COMMISSION MEETING MINUTES

**Regular Meeting of February 18, 2016 – 6:00 p.m.
City Council Chambers, 140 West Highway 246
Buellton, California**

CALL TO ORDER

Chair Reif called the meeting to order 6:01 p.m.

PLEDGE OF ALLEGIANCE

Chair Reif led the Pledge of Allegiance

ROLL CALL

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

Absent: Commissioner Brian Dunstan

Staff: City Manager Marc Bierdzinski
Public Works Director Rose Hess
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 January 21, 2016

MOTION:

Vice Chair Mercado moved and Chair Reif seconded the motion to approve the Minutes of January 21, 2016

VOTE:

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

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

2. **Resolution No. 16-01 - "A Resolution of the Planning Commission of the City of Buellton, California, Approving a Final Development Plan (15-FDP-01) for the Chumash Mixed Use Project Which Includes a Mixed Use Building on 0.76 Acres Located at 560 Avenue of Flags, Assessor's Parcel Number 137-170-011, and Making Findings in Support Thereof"**

RECOMMENDATION:

That the Planning Commission consider the adoption of Resolution No. 16-01 - "A Resolution of the Planning Commission of the City of Buellton, California, Approving a Final Development Plan (15-FDP-01) for the Chumash Mixed Use Project Which Includes a Mixed Use Building on 0.76 Acres Located at 560 Avenue of Flags, Assessor's Parcel Number 137-170-011, and Making Findings in Support Thereof"

DOCUMENTS:

Planning Department Staff Report with attachments (Vicinity Map, Architectural, Landscape and Civil Plans, Color Renderings, Mixed Use Regulations, Resolution No. 16-01)

STAFF REPORT:

Assistant Planner Andrea Olson presented the staff report.

SPEAKERS/DISCUSSION:

This Public Hearing is being continued from the January 21, 2016 Planning Commission meeting.

Sid Goldstien Project Engineer introduced David Martinez, representing the Chumash Tribe and Dan Townsend, Contractor, Young Construction. Mr. Goldstien presented an overview of the proposed project and stated he was available for questions.

David Goldstien, Architect, presented the elevations and described the design features of the project.

The Commission discussed the following issues:

- A joint use agreement between the Buellton Apartments and this project to share open space (playground)
- The proposed modification increasing the height to 35.82 feet
- Modify Condition #26 to remove the project buildings only from the flood zone, not the entire project

Chair Reif closed the Public Hearing at 6:37 p.m.

MOTION:

Chair Reif moved and Commissioner Padilla seconded the motion to adopt Resolution No. 16-01 and waive further reading with the change to Condition #26 as discussed.

VOTE:

Motion passed with a 4-0 roll call vote.

NEW PUBLIC HEARINGS

None

OTHER BUSINESS

None

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

None

PLANNING DIRECTOR REPORT

City Manager Bierdzinski updated the Commission on recent City Council actions and the status of various projects.

ADJOURNMENT

Chair Reif adjourned the meeting at 6:47 p.m. to the next regular scheduled meeting of the Planning Commission to be held March 3, 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.