

# **CITY OF BUELLTON**

## **PLANNING COMMISSION MEETING MINUTES**

**Regular Meeting of January 21, 2016 – 6:00 p.m.  
City Council Chambers, 140 West Highway 246  
Buellton, California**

### **CALL TO ORDER**

Chair Reif called the meeting to order at 5:56 p.m.

### **PLEDGE OF ALLEGIANCE**

Commissioner Dunstan led the Pledge of Allegiance

### **ROLL CALL**

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

Absent: Commissioner Joe Padilla

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

### **ELECTION OF OFFICERS**

#### **1. Election of Chair and Vice Chair**

- Planning Commission Chairman

Motion by Vice Chair Mercado seconded by Commissioner Dunstan to nominate Foster Reif to serve as Planning Commission Chairman for calendar year 2016.

Motion passed with a 4-0 voice vote.

- Planning Commission Vice Chair

Motion by Chair Reif and seconded by Commissioner Dunstan to nominate Art Mercado to serve as Planning Commission Vice Chair for calendar year 2016.

Motion passed with a 4-0 voice vote.

## **2. Appointments to Committees:**

The Planning Commission nominated the following Commissioners to the following Committees for 2015:

- A. Community Block Grant Committee (CDBG)**  
Commissioner Heedy
  
- B. Visioning Steering Committee**  
Chair Reif  
Commissioner Dunstan
  
- C. Sustainability Committee – Green Team**  
Commissioner Heedy  
Vice Chair Mercado

### **MOTION:**

Chair Reif moved and Vice Chair Mercado seconded the motion approving the appointments to committees A-C as listed above for 2016.

### **VOTE:**

Motion passed by a voice vote of 4-0.

## **PRESENTATIONS**

None

## **APPROVAL OF MINUTES**

### **3. Minutes of the regular Planning Commission meeting of December 3, 2015**

#### **MOTION:**

Chair Reif moved and Commissioner Heedy seconded the motion to approve the Minutes of December 3, 2015.

#### **VOTE:**

Motion passed by 4-0 voice vote.

## **PUBLIC COMMENTS**

None

**CONSENT CALENDAR**

None

**CONTINUED PUBLIC HEARINGS**

None

**NEW PUBLIC HEARINGS**

4. **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

**STAFF REPORT:**

Assistant Planner Andrea Olson presented the staff report recommending that the Public Hearing be continued due to the story poles not being up in a timely manner.

**SPEAKERS/DISCUSSION:**

Chair Reif opened the Public Hearing at 6:02 p.m.

**MOTION:**

Chair Reif moved and Vice Chair Mercado seconded the motion to continue the Public Hearing to the February 18<sup>th</sup> Planning Commission meeting.

**VOTE:**

Motion passed with a 4-0 voice vote.

**OTHER BUSINESS**

5. **Planning Commission Workshop #2 on The Avenue of Flags Specific Plan**

**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 (Attachments 1 through 26, as described in the Staff Report)

**STAFF REPORT:**

Contract Planner Irma Tucker presented the staff report.

**SPEAKERS/DISCUSSION:**

Contract Planner Irma Tucker gave a recap of the consensus items that were discussed in the previous workshop including:

- Road alignment and circulation
- Placement of the roundabout
- Public spaces on the medians
- Form based codes are favored
- No roundabout at Damassa Road

The Planning Commission received input from the following persons:

Peggy Brierton, 225 Teri Sue Lane, Buellton  
Ron Anderson, 374 Kendale Road, Buellton  
Judith Dale, 381 Thumbelina, Buellton  
Pete Robertson, 481 Avenue of Flags, Buellton  
Judi Stauffer, 1610 Cougar Ridge Road, Buellton

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

- Parking
- Building heights
- Architecture

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 recent City Council actions and the status of various projects.

**ADJOURNMENT**

Chair Reif adjourned the meeting at 8:30 p.m. to the next regular scheduled meeting of the Planning Commission to be held February 5, 2015 at the City Council Chambers, 140 West Highway 246, Buellton.

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Foster Reif, Planning Commission Chair

ATTEST:

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Clare Barcelona, Planning Commission Secretary

**An audio CD of this Planning Commission Meeting is available upon request.**  
Avenue of Flags Specific Plan  
Planning Commission Workshop #2  
January 21, 2016

### **Commissioner Comments**

#### **Parking:**

Foster Reif - Concerned where parking will be provided

- “Centralized” parking (ie. City parking lot or structure)
- Does not want to have large parking requirements for every commercial development
- Dan Heedy – Impact on Second St. residents
- Potential for patrons parking on Second St., needs to be addressed
- Art Mercado – supports parking garage(s)

#### **Building Heights:**

- General consensus on 45’ building height
- Dan Heedy wants to incentivize for the 45’ height limit
- Art Mercado would like a higher building height
- Brian Dunstan – should look into incentivizing, step back buildings, provide natural light

#### **Architecture:**

- Vendor buildings - variety in design styles, need to understand their function, engage locals
- Mission Revival – remove from architectural styles
- Pavilion – Looks generic, need to change architectural style to reflect Buellton
- Foster Reif – Wants to allow a small number of unique design/ architectural styles
- Foster Reif – Side diagram of role curb concept to medians
- Event Barn – Overall favorable consensus
- Covered Seating – Heedy, Dunstan, Mercado

### **Public Speaker Comments**

#### **Peggy Brierton:**

- Roundabout: Start discussion with Caltrans now
- Concerned w/ permanently closing off roadway between Median 2 and Median 3
- Colored pavement is confusing
- Move tabled crosswalk at center of Second St. intersection
- Median 2: Flip event barn and covered area
- Provide a band shell at the amphitheater
- Diagonal parking instead of building along median at town square to protect pedestrians

- Solar roofing
- Need to coordinate w/local artists for art village
- Supports 45' height limit, taller buildings on the median

Ron Anderson:

- Impressed w/ medians, commended staff on a job well done

Judith Dale:

- Supports 45' height limit
- Concerned w/ land owners rights, limiting opportunities of landowners, work w/ landowners
- Pavilion – concerned w/ functionality
- Roundabout – Start discussions with Caltrans now
- Vintage Walk – try to make it fit w/other surroundings
- Amphitheatre – need to provide shade and cover
- Vendor Building – does not like roll up doors

Pete Robertson:

- Concerned w/ land owner rights, limiting uses
- Median 2 food vendors– concerned about competition w/ private properties
- Keep medians as flexible as possible, no permanent kiosks, more seating
- Parking on medians
- Amphitheatre – not in favor
- Supports 45' height limit

Judy Stauffer:

- Roundabout – Start discussions with Caltrans now
- Art Village – coordinate w/ artist groups, etc., “form needs to follow function”
- Pavilion – Is it functional? “form needs to follow function”
- Supports 3 stories on the Avenue
- Supports move of Library/Post Office to AOF, City presence
- Architectural Styles – too many, only need 1 or 2
- Parking – supports parking structure