

CITY OF BUELLTON

PLANNING COMMISSION MEETING MINUTES

Regular Meeting of April 7, 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 6:00 p.m.

PLEDGE OF ALLEGIANCE

Commissioner Padilla 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
Contract Planner Irma Tucker
Assistant Planner Andrea Olson
Staff Assistant/Planning Technician Clare Barcelona

REORDERING OF AGENDA

The Agenda was re-ordered to allow item #4 to be heard before item #2.

PRESENTATIONS

None

APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of March 17, 2016

MOTION:

Chair Reif moved and Commissioner Padilla seconded the motion to approve the Minutes of March 17, 2016

VOTE:

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

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

OTHER BUSINESS**4. Conceptual Review of the Commons Project****RECOMMENDATION:**

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

DOCUMENTS:

Planning Department Staff Report with attachments (Vicinity Map, Conceptual Project Plans)

STAFF REPORT:

Contract Planner Irma Tucker presented the staff report.

SPEAKERS/DISCUSSION:

Don Conner, Applicant and Don Weber, Architect, explained the design vision of the project to provide a community destination incorporating food, crafts, wine, gathering spaces and other amenities all in one place.

Finn Runge, 546 Blue Blossom Way, Buellton, addressed the Commission voicing concerns regarding parking, traffic and security.

The Commission spoke favorably of the concept project and provided comments to the Applicant on the following:

- Architectural style
- Like “artisan” feel of project
- Night sky friendly lighting
- Provide amenities such as Wi-Fi
- Pros and cons of the rendered water tower at entrance

- The effect of the project on the Avenue of Flags Specific Plan

NEW PUBLIC HEARINGS

2. **Resolution No. 16-02 - “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Development Plan Modification (16-DPM-01) to an Approved Final Development Plan (12-FDP-01) to Allow a Reduced Front Yard Setback and Landscape Area at 73 Industrial Way (Assessor’s Parcel Number 099-690-037), and Making Findings in Support Thereof”**

Commissioner Padilla recused himself from the Dais due to the proximity of his employment to the proposed projects being presented in items #2 and #3.

RECOMMENDATION:

That the Planning Commission consider the adoption of Resolution No. 16-02, “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Development Plan Modification (16-DPM-01) to an Approved Final Development Plan (12-FDP-01) to Allow a Reduced Front Yard Setback and Landscape Area at 73 Industrial Way (Assessor’s Parcel Number 099-690-037), and Making Findings in Support Thereof” by title only and waive further reading.

DOCUMENTS:

Planning Department Staff Report with attachments (Vicinity Map, Site Plan & Elevations dated February 22, 2016, Operation & Maintenance Plan)
Resolution No. 16-02

STAFF REPORT:

Contract Planner Irma presented the staff report and distributed a Memorandum dated April 7, 2016 recommending that the Commission include when considering adoption of Resolution No. 16-02, the following in General Provisions, Condition 4 of the Modified Conditions of Approval:

“4. Modification to General Provision 5 of approved Final Development Plan 12-FDP-01, with added wording underlined;” as per the Memorandum.

SPEAKERS/DISCUSSION:

Chair Reif opened the Public Hearing at 7:25 p.m.

Michael Holloway, DHMA Architects introduced himself to the Commission and stated that he is available to answer questions.

Chair Reif closed the Public Hearing at 7:27 p.m.

MOTION:

Chair Reif moved and Vice Chair Mercado seconded the motion to adopt Resolution No. 16-02 by title only and waive further reading with additional wording to Condition #4 of

the Modified Conditions of Approval and correcting the reduced setback to 3 feet 5 inches.

VOTE:

Motion passed by a 3-0 roll call vote.

OTHER BUSINESS

3. Conceptual Review of Figueroa Mountain Brewery Final Development Plan

RECOMMENDATION:

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

DOCUMENTS:

Planning Department Staff Report with attachments (Vicinity Map, Conceptual Project Plans)

STAFF REPORT:

Contract Planner Irma presented the staff report.

SPEAKERS/DISCUSSION:

Michael Holloway, DHMA Architects, presented an overview of the proposed expansion to Figueroa Mountain Brewery.

Jaime Diethofer, Owner, Figueroa Mountain Brewery, described the history of Figueroa Mountain Brewery highlighting the local heritage, the use of local art and imagery in their labels and advertising, being a local employer and winner of many National Awards.

The Commission spoke favorably of the concept project and provided comments to the Applicant on the following:

- Addressing outdoor music in the development plan
- Suggest LEED certification
- Architecture; Agrarian more desirable than Western

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 and mentioned several upcoming projects.

ADJOURNMENT

Chair Reif adjourned the meeting at 8:03 p.m. to the next regular scheduled meeting of the Planning Commission to be held April 21, 2016 at the City Council Chambers, 140 West Highway 246, Buellton.

Foster Reif, Planning Commission Chair

ATTEST:

Clare Barcelona, Planning Commission Secretary

The audio portion of this Planning Commission Meeting is available on the City's website.