

CITY OF BUELLTON

PLANNING COMMISSION MEETING MINUTES

Regular Meeting of September 1, 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 Dunstan led the Pledge of Allegiance

ROLL CALL

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

Absent: Commissioner Joe Padilla

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

REORDERING OF AGENDA

None

PRESENTATIONS

None

APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of August 4, 2016

MOTION:

Chair Reif moved and Commissioner Dunstan seconded the motion to approve the Minutes of August 4, 2016.

VOTE:

Motion passed by 4-0 voice vote.

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

None

OTHER BUSINESS**2. Conceptual Review of the “ARCO AM-PM Station” Project****RECOMMENDATION:**

That the Planning Commission provide direction to the applicant and staff on the proposed project plans.

DOCUMENTS:

Planning Department Staff Report with attachment (Vicinity Map, Project Description, Concept Plans)

STAFF REPORT:

Assistant Planner Andrea Keefer presented the staff report.

SPEAKERS/DISCUSSION:

Alex Cuevas, Architect, clarified the use of the driveways on Central Avenue stating that there are two existing driveways.

Deepinder Grewal, Applicant, stated the project will have Agrarian themed architecture and distributed sample color renderings to the Commission.

The following spoke in favor of the proposed project:

Sherry Arellano, 718 Hillside, Solvang, Current Property Owner
Mark Mendenhall, 24 Zaca Street, Buellton
Judith Dale, 381 Thumbelina, Buellton
Ron Anderson, 374 Kendale Road, Buellton

Nancy Emerson, WeWatch (Women’s Environmental Watch) Representative, stressed the importance of night sky friendly lighting and distributed a brochure to the Commission pertaining to service station canopy lighting.

The Commission discussed the following issues:

- How project relates to proposed Avenue of Flags Specific Plan
- Attractive signage is important and that pole signs are prohibited
- Traffic study to be required
- Apply Agrarian architecture to canopy structure
- Include vehicle charging stations if possible
- Importance of landscaping

The Commission spoke in favor of the proposed project and look forward to the submittal of the final development plan.

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 6:48 p.m. to the next regular scheduled meeting of the Planning Commission to be held September 15, 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.